

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: ACCEPT REQUEST FOR QUALIFICATIONS NO. 102-HH10 – APPRAISALS AND APPRAISAL-RELATED SERVICES

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO DISTRICT STRATEGIC PLAN: IMPROVE CONSTRUCTION AND MAINTENANCE SERVICES

Request For Qualifications No. 102-HH10 – APPRAISALS AND APPRAISAL-RELATED SERVICES, is to establish a list of pre-qualified real-estate appraisers, comprised of three categories, residential, non-residential and non-residential complex (expert witness) appraisers, to whom formal solicitations will be sent for quotes to bid on real-estate appraisal services, which shall include, but not be limited to, construction, remodeling, site expansion, land acquisition, including condemnation or disposal, and for determination of impact-fee credit for the Office of Facilities Planning. This is a term qualifications proposal. Eight (8) vendors responded to this advertised Request For Qualifications.

Fund Source
0100 – General

RECOMMENDED: That The School Board of Miami-Dade County, Florida, **ACCEPT** Request For Qualifications No. 102-HH10 – APPRAISALS AND APPRAISAL-RELATED SERVICES, to establish a list of pre-qualified real-estate appraisers, comprised of three categories, residential, non-residential and non-residential complex (expert witness) appraisers, to whom formal solicitations will be sent for quotes to bid on real-estate appraisal services, which shall include, but not be limited to, construction, remodeling, site expansion, land acquisition, including condemnation or disposal, and for determination of impact-fee credit for the Office of Facilities Planning, during the term of qualifications, effective September 12, 2008, through September 11, 2010, as follows:

1. AMERICAN REALTY CONSULTANTS, INC.
7320 GRIFFIN ROAD, SUITE 203
DAVIE, FL 33314
OWNER: ROBERT B. LOVE, MAI, SRA, PRESIDENT

Category 2 – Non-Residential.
2. GALLION WILSON, LLC
4675A ANGLERS AVENUE
FT. LAUDERDALE, FL 33312
OWNER: ROBERT M. GALLION, PRINCIPAL APPRAISER

Category 2 – Non-Residential.
Category 3 – Non-Residential – Complex (Expert Witness).
3. INVESTORS RESEARCH ASSOCIATES, INC.
5730 S.W. 74 STREET, SUITE 100
SOUTH MIAMI, FL 33143
OWNER: EDWARD N. PARKER, MAI, PRESIDENT

Category 2 – Non-Residential.
Category 3 – Non-Residential – Complex (Expert Witness).
4. JOSE L. COBIAN/J.L. COBIAN APPRAISAL SERVICES
3359 BELVEDERE ROAD, SUITE K
WEST PALM BEACH, FL 33406
OWNER: JOSE L. COBIAN
STATE CERTIFIED GENERAL REAPPRAISER

Category 2 – Non-Residential.
5. REAL ESTATE ANALYSTS COMMERCIAL, LLC
403 S.W. 8 STREET
FT. LAUDERDALE, FL 33315
OWNER: CHRISTOPHER MAFERA
MANAGING MEMBER

Category 2 – Non-Residential.
Category 3 – Non-Residential – Complex (Expert Witness).

6. SLACK, JOHNSTON & MAGENHEIMER, INC.
7300 NORTH KENDALL DRIVE, SUITE 520
MIAMI, FL 33156
OWNER: ANDREW H. MAGENHEIMER, MAI, PRESIDENT

Category 1 – Residential.
Category 2 – Non-Residential.
Category 3 – Non-Residential – Complex (Expert Witness).
7. T.F. MAGENHEIMER APPRAISAL, INC.
5730 S.W. 74 STREET, SUITE 300
SOUTH MIAMI, FL 33143
OWNER: THOMAS F. MAGENHEIMER, MAI, PRESIDENT

Category 2 – Non-Residential.
8. WARONKER & ROSEN, INC.
5730 S.W. 74 STREET, SUITE 200
SOUTH MIAMI, FL 33143
OWNER: LEE H. WARONKER, PRESIDENT

Category 1 – Residential.
Category 2 – Non-Residential.
Category 3 – Non-Residential – Complex (Expert Witness).
9. Authorize Procurement Management Services to purchase
up to the not to exceed amount of \$200,000.

OSP/ae