

Department of Port Control

Ord. No.: 794-2020

Business Development & Management

EXECUTIVE SUMMARY

The Department of Port Control is requesting authority to employ one or more appraisers or one or more firms of appraisers to provide professional services necessary to appraise real and/or personal property, rights of way and/or easements and other interests in real property, on an as-needed basis, for a period of one year with three one-year options to renew, the second of which requires additional legislative authority.

Background:

The City of Cleveland through the Department of Port Control (“Department”) owns and manages various properties at Cleveland Hopkins International Airport, Burke Lakefront Airport and North Coast Harbor. There is a need for on-call professional services to appraise the value of Department owned and operated property involved in various real estate transactions, including but not limited to: leases, property sales, development agreements and the granting of easement rights. In addition, fair-market valuations are mandated by the Federal Aviation Association (“FAA”) for most property transactions related to the Cleveland Airport System.

The Department requests a term for a period of one (1) year with three (3) one-year options to renew with the first option requiring additional legislative authority.

Scope of Work:

To provide professional services necessary to perform both limited and comprehensive lease studies/appraisals of airport owned or controlled properties. The services are to include appraisals to determine the fair market rental value and/or sale value of various property types, including easements and right of ways and development agreements.

The qualified firm will have responsibility for consultation, data collection and reconciling conclusions in conformance with the Uniform Standards of Professional Appraisal Practice (“USPAP”); and to be in compliance with all local, state and federal rules and regulations along with the directives of the Department and other governmental agencies while conducting business at CLE.

Justification/Urgency:

The Department is desirous of soliciting prospective firms by way of a Request for Proposal “RFP”). The selection process will include a national and local search for qualified real estate appraisal services. The selection of the company for such services shall be presented for approval to the Consultant Review Committee and the Board of Control.

Anticipated Cost:

\$84,000.00 per year

Schedule or Term of Contract:

One (1) year with three (3) one-year options to renew, the first of which requires additional legislative authority.

Current Contract:

Vendor Name	Term/Expiration	Contract Number
Feasibility Research Group	One yr. w/ 3-(1) yr. options /3 rd option to expire January 2021	CT 3001 PS 2017-009
O.R. Colan	One yr. w/ 3-(1) yr. options /3 rd option to expire January 2021	CT 3001 PS 2017-016

Participation:

All qualified firms will be expected to meet the established participation goal of no less than 10%.