



DISTRICT SCHOOL BOARD OF PASCO COUNTY

Kurt S. Browning, Superintendent of Schools

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638

Purchasing Services

Michael J. Woodall, CPPO, Purchasing Agent

813/794-2221 Fax: 813/794-2111

727/774-2221 TDD: 813/794-2484

352/524-2221 email: mwoodall@pasco.k12.fl.us

September 17, 2013

MEMORANDUM

TO: Honorable School Board Members

FROM: Michael J. Woodall, CPPO, Purchasing Agent *M.J.W.*

RE: Second Year Renewal of a Three-Year Contract
RFP #13-037-PH, Real Estate Appraisals
Herr Valuation Advisors, Inc.
Jamir & Associates, Inc.
Sparks Advisors, Inc. d/b/a Vantix Realty

On December 4, 2012, official action (attached) was taken to award the above-referenced RFP to Herr Valuation Advisors, Inc., Jamir & Associates, Inc. and Sparks Advisors, Inc. d/b/a Vantix Realty. This RFP is a three-year contract, renewable annually based upon mutual consent of all parties. The first year of the agreement will expire on December 3, 2013.

Considering services have been satisfactory, the vendors noted above were contacted to verify their willingness to enter into the second year of this contract under the existing terms and conditions. The vendors have agreed in writing (attached) to do so.

At this time, it is my recommendation to enter into the second year of the contract, covering the period of December 4, 2013 through December 3, 2014.

Should you have any questions regarding this matter, or if I can be of further assistance, please feel free to contact me at your earliest convenience.

MJW/plh

Attachments

Date/Time: September 11, 2013 08:08:00



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RFP RENEWAL REQUEST

RFP #: 13-037-PH

RFP TITLE: Real Estate Appraisals

 x **Yes**, I agree to renew RFP #13-037-PH, under the same terms and conditions as the existing contract. The second year renewal term will begin on December 4, 2013 and expires on December 3, 2014. If you choose to renew, please also include a current certificate of liability insurance naming the District School Board of Pasco County as a certificate holder.

 No, I do not agree to renew RFP #13-037-PH.

Company Name: Herr Valuation Advisors, Inc.

Signature:  Date: 8/21/2013

Typed Name and Title: Woodman S. Herr, MAI - President

Telephone (w/area code): (813) 269-5777 Fax Number (w/area code): (813) 269-5888

Email: woody.herr@herrva.com

By agreeing to renew, vendor acknowledges and agrees to be in compliance with the "Jessica Lunsford Act". Vendors conducting business, with the District School Board of Pasco County, who will (1) be at the school when students are present, or (2) have direct contact with students, or (3) have access to or control of school funds **must** be Level 2 fingerprinted by Human Resources. If any of the above applies to this contract, you **must** have those individuals Level 2 fingerprinted and screened by the Districts Human Resource Department **prior** to commencement of services or work and must provide a list of employees with renewal. Please contact 813/794-2521 to arrange for an appointment. Costs associated with this background screening are to borne by the vendor. You may access information regarding this law through the internet link: http://election.dos.state.fl.us/laws/051laws/ch_2005-028.pdf. This law is effective September 1, 2005.

The prospective vendor certifies, by submission and signature of this RFP renewal form, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provisions of Florida Statute 287.133(2)(a).

PLEASE RETURN TO: DISTRICT SCHOOL BOARD OF PASCO COUNTY
ATTN: Patty Hall, Buyer Assistant
PURCHASING DEPARTMENT
20430 GATOR LANE
LAND O' LAKES, FL 34638
(813) 794-2258 (PHONE) (813) 794-2111 (FAX)
phall@pasco.k12.fl.us



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RFP RENEWAL REQUEST

RFP #: **13-037-PH**

RFP TITLE: **Real Estate Appraisals**

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☐ **No**, I do not agree to renew RFP #13-037-PH.

Company Name: Jamir & Associates, Inc.

Signature: [Signature] Date: 8-28-2013

Typed Name and Title: Stephen Jamir, President, Secretary

Telephone (w/area code): 813-870-1334 Fax Number (w/area code): _____

Email: clientservice@jamirassociates.com

By agreeing to renew, vendor acknowledges and agrees to be in compliance with the "Jessica Lunsford Act". Vendors conducting business, with the District School Board of Pasco County, who will (1) be at the school when students are present, or (2) have direct contact with students, or (3) have access to or control of school funds **must** have those individuals Level 2 fingerprinted by Human Resources. If any of the above applies to this contract, you **must** have those individuals Level 2 fingerprinted and screened by the Districts Human Resource Department **prior** to commencement of services or work and must provide a list of employees with renewal. Please contact 813/794-2521 to arrange for appointment. Costs associated with this background screening are to be borne by the vendor. You may access information regarding this law through the internet link: http://election.dos.state.fl.us/laws/051laws/ch_2005-028.r. This law is effective September 1, 2005.

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☐ **No**, I do not agree to renew RFP #13-037-PH.

Company Name: Sparks Advisors, Inc. d/b/a Vantix Realty

Signature: *Ron Sparks* Date: 8/28/2017

Typed Name and Title: Ron Sparks, President

Telephone (w/area code): 813-425-1390 Fax Number (w/area code): 877-631-3047

Email: ron.sparks@vantix-realty.com

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District School Board of Pasco County

Bid Recommendation

RFP Title	Real Estate Appraisals		Number of Vendors Notified	262
RFP Number	13-037-PH		Number of RFPs Distributed	16
Date Solicited	September 19, 2012		Number of Vendors Proposing	4
Date Opened	October 18, 2012		Number of Vendors Not Proposing	0
Date Board Presentation	December 4, 2012		Funding Source	General Funds
Total Savings	N/A		Grand Total of Proposal	Approx. \$25,000.00

Recommendation:

Recommend acceptance of RFP per the attached tabulation as having the highest average scores and best RFPs meeting written specifications.

Term of Contract:

The RFP covers a three (3)-year term, renewable annually at the mutual agreement of the parties. The first term will be December 4, 2012 – December 3, 2013.

Notations and Exceptions:

The purpose of this RFP was to evaluate providers of real estate appraisals for the Department of Planning on an as-needed basis. It establishes firm, fixed pricing for the numerous types of appraisals required by the District. The services of the three (3) highest-ranked firms, Herr Valuation Advisors, Sparks Advisors and Jamir & Associates, will be used in rotational order. There is a great deal of market volatility for the provision of these services. Should any of the recommended firms be removed from the rotational order, per the terms of the RFP, we are asking permission to utilize the services of the 4th ranked firm if it is deemed in the best interest of the District to do so.

Offers from the vendors listed herein are the only offers received timely as of the specified opening date and time. All other offers submitted in response to this solicitation, if any, are hereby rejected as late.

District School Board
of Pasco County

DEC 04 2012

Board Approved

RFPs Evaluated By:

Chris Williams, Director of Planning

Richard Tonello, Supervisor of Planning

John Petrashek, Director of Construction Services and Code Compliance

RFPs Prepared By:

Patty Hall, Buyer Assistant, Purchasing Department

Reviewed and Authorized By:

Michael J. Woodall, CPPO, Purchasing Agent



DISTRICT SCHOOL BOARD OF PASCO COUNTY BID TABULATION

DATE OF OPENING: October 18, 2012 @ 2:30 PM		Herr Valuation Advisors	Jamir & Associates, Inc.	Sparks Advisors/Vantix Realty	Valuation Advisors	
RFP TITLE: Real Estate Appraisals		4236 W. Linebaugh Avenue	2624 S. Dundee Street	1715 N. Westshore Blvd.	16057 Tampa Palms Blvd.	
RFP #: 13-037-PH		Tampa, FL 33624	Tampa, FL 33629	Suite 920	Suite 355	
BOARD DATE: December 4, 2012				Tampa, FL 33607	Tampa, FL 33647	
	DESCRIPTION					
A	Experience of Firm/Qualifications of Personnel (Maximum 20 points)					
	Average Points	19.333	14.667	17.000	15.333	
B	Demonstrated Knowledge of Pasco Market (Maximum 25 points)					
	Average Points	24.667	18.000	21.333	19.667	
C	Cost (Maximum 40 points - forced ranked)					
	TOTAL POINTS	40.000	36.590	30.570	32.520	
D	Quality of Sample Report (Maximum 5 points)					
	Average Points	4.333	4.333	4.667	4.000	
E	References (Maximum 5 points)					
	Average Points	4.625	5.000	4.967	4.875	
	Previous Successful Work with the School District (Maximum 5 Bonus points)					
	Average Points	5.000	0.000	1.667	0.000	
	TOTAL POINTS	97.958	78.590	80.204	76.395	
						Ranking Order
						1. Herr Valuation Advisors
						2. Sparks Advisors
						3. Jamir & Associates
						4. Valuation Advisors