

Business Operations
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: ACCEPT REQUEST FOR QUALIFICATIONS NO. 113-FF10 –
APPRAISAL AND APPRAISAL-RELATED SERVICES**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Request For Qualifications No. 113-FF10 – APPRAISALS AND APPRAISAL-RELATED SERVICES, which opened on June 29, 2006, is to establish a list of pre-qualified real-estate appraisers to be made up of three categories, consisting of residential, non-residential and 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 Department of Site Acquisition and Leasing. This is a term qualification. Nine vendors responded to this advertised solicitation, with 7 vendors meeting individual category specifications, 1 vendor not meeting minimum qualification requirements and 1 vendor not wishing to participate.

Fund Source
0100 – General

M/WBE Eligibility
None

RECOMMENDED: That The School Board of Miami-Dade County, Florida, **ACCEPT** Request For Qualifications No. 113-FF10 APPRAISALS AND APPRAISAL-RELATED SERVICES, to establish a list of pre-qualified real-state appraisers to be made up of three categories, consisting of residential, non-residential and 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 Department of Site Acquisition and Leasing, during the term of qualifications, effective September 12, 2006, through September 11, 2008, as follows:

1. ARMADA APPRAISAL COMPANY
7171 CORAL WAY, #102
MIAMI, FL 33155
OWNER: ALBERT J. ARMADA, PRESIDENT

(Category 1 – Residential and Category 2 – Non-Residential)
2. INTEGRA REALTY RESOURCES – SOUTH FLORIDA
9400 SOUTH DADELAND BOULEVARD, PH 1
MIAMI, FL 33156-2817
OWNER: MICHAEL Y. CANNON, PRESIDENT

(Category 1 – Residential; Category 2 – Non-Residential and
Category 3 Complex – Expert Witness)
3. INVESTORS RESEARCH ASSOCIATES, INC.
5730 S.W. 74 STREET, SUITE 100
SOUTH MIAMI, FL 33143
OWNER: EDWARD N. PARKER, PRESIDENT

(Category 2 – Non-Residential and Category 3 – Complex –
Expert Witness)
4. QUINLIVAN APPRAISAL, P.A.
5730 S.W. 74 STREET, SUITE 300
MIAMI, FL 33143
OWNER: J. MARK QUINLIVAN, PRESIDENT

(Category 2 – Non-Residential and Category 3 – Complex –
Expert Witness)
5. RE ANALYSTS, INC.
403 S.W. 8 STREET
FORT LAUDERDALE, FL 33315
OWNER: CHRISTOPHER MAFERA, PRESIDENT

(Category 3 – Complex – Expert Witness)

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

(Category 1 – Residential; Category 2 – Non-Residential and
Category 3 – Complex – Expert Witness)

7. WARONKER & ROSEN, INC.
5730 S.W. 74 STREET, SUITE 200
SOUTH MIAMI, FL 33143
OWNER: LEE H. WARONKER, PRESIDENT

Category 2 – Non-Residential and Category 3 – Complex –
Expert Witness)

Highest Rated Proposals.

8. Authorize Procurement Management Services to purchase
up to the not to exceed amount of \$250,000.

OSP/lja