

## Grants & Contracts - Transmittal Memo

DATE: September 30, 2019

FROM: Procurement, Contracts

TO: Charles Brecken

CONTRACT #: 11137

VENDOR: Florida Property Consultants Group

DESCRIPTION: First Amendment for Annual Appraisal Services.

APPROVED BY: Board of County Commissioners

APPROVAL DATE: September 24, 2019

RECEIVED ON: September 30, 2019

TERM START: October 1, 2019

TERM END: September 30, 2021

AMOUNT:

RFP/BID #: 19-224

GMW: Choose an item.

POR #  
(ENCUMBERANCE): N/A

ACTIONS REQUIRED: Please forward a copy to the vendor & retain a copy for your files.

**FIRST AMENDMENT TO AGREEMENT #11137  
BETWEEN ALACHUA COUNTY AND FLORIDA PROPERTY CONSULTANTS GROUP  
FOR ANNUAL APPRAISAL SERVICES**

THIS FIRST AMENDMENT TO AGREEMENT, made and entered into this 24<sup>th</sup> day of September A.D. 2019, by and between Alachua County, a charter county and political subdivision of the State of Florida, by and through its Board of County Commissioners, hereinafter referred to as "County", and Florida Property Consultants Group, with a business address of PO 1339, Keystone Heights, FL 32656, hereinafter referred to as "Professional". Collectively the County and the Professional are hereinafter referred to as the "Parties".

**WITNESSETH:**

**WHEREAS**, in 2018, County issued RFP #19-224 seeking qualified Professionals to furnish Annual Appraisal Services, in Alachua County, Florida; and

**WHEREAS**, after evaluating and considering all timely responses to RFP #19-224, the County identified the Professional as one of the top three ranked firms; and

**WHEREAS**, pursuant to RFP #19-224 the Parties hereto previously entered into the *Agreement for Professional Services between Alachua County and Florida Property Consultants Group*, dated December 11, 2018 (the "Agreement") for the provision of **Annual Appraisal Services**; and

**WHEREAS**, the County has elected to exercise its first option to renew the Term of the Agreement for a two year period commencing October 1, 2019 through September 30, 2021 ("First Renewal Option Term"); and

**WHEREAS**, the Parties wish to amend the agreement as set forth herein.

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, the Parties hereby agree to amend the Agreement as follows:

A. SECTION #1 of the Agreement, **Term**, is amended and replaced in its entirety to read:

The County has elected to exercise its first option to renew the Term of the Agreement. Accordingly, the Term of the Agreement is renewed for the period of October 1, 2019 through and ending September 30, 2021 (the "First Renewal Option Term), unless earlier terminated as provided herein. The County has the option of renewing this Agreement for one (1) additional two (2) year periods at the same terms and conditions outlined herein.

The County's performance and obligation to pay under this Agreement is contingent upon a specific annual appropriation by the Alachua County Board of County Commissioners ("Board"). The Parties hereto understand that this Agreement is not a commitment of future appropriations. Therefore, the continuation of this Agreement beyond the end of any fiscal year shall be subject to both the appropriation and the availability of funds in accordance with Chapter 129, Florida Statutes, and that the failure of the Board to do so shall not constitute a breach or default of this Agreement.

B. This First Amendment shall take effect commencing October 1, 2019 after execution by all Parties.

C. SAVE and EXCEPT as expressly amended herein, all other terms and provisions of the Agreement shall be and remain in full force and effect.

**REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK**

IN WITNESS WHEREOF, the Parties have caused this First Amendment to Agreement to be executed for the uses and purposes therein expressed on the day and year first above-written.

ALACHUA COUNTY, FLORIDA

By: Charles S. Chestnut IV

Charles S. Chestnut IV, Chair  
Board of County Commissioners

Date: 09/24/2019

ATTEST:

J.K. Irby

J.K. "Jess" Irby, Esq. Clerk

(SEAL)

APPROVED AS TO FORM

[Signature]

Alachua County Attorney's Office

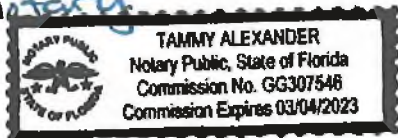
PROFESSIONAL

ATTEST

By: Tammy Alexander

Print: Tammy Alexander

Title: Notary



[Signature]

Print: Jon H. Templin

Title: Vice Pres. / Partner

Date: 06-06-19

IF THE CONTRACTOR IS NOT A NATURAL PERSON, PLEASE PROVIDE A CERTIFICATE OF INCUMBANCY AND AUTHORITY, OR A CORPORATE RESOLUTION, LISTING THOSE AUTHORIZED TO EXECUTE CONTRACTS ON BEHALF OF YOUR ORGANIZATION. IF ARE A NATURAL PERSON, THEN YOUR SIGNATURE MUST BE NOTARIZED.



**FLORIDA PROPERTY CONSULTANTS GROUP**  
**TALLAHASSEE ↔ KEYSTONE HEIGHTS ↔ DELAND**  
**REAL ESTATE APPRAISAL & CONSULTING**

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**Nicholas Truncone, MAI**  
State-Certified General Appraiser #RZ1269  
**Jon H. Templin, MAI**  
State-Certified General Appraiser #RZ1448

June 6, 2019

Ms. Deana M. Sullivan, Public Works Assistant  
Alachua County Public Works  
5620 NW 120th Lane  
Gainesville, FL 32653

**Re: Corporate Resolution from Organizational Meeting, June 5, 2019**  
**Declaration of Authorized Corporate Signatories**  
**Florida Property Consultants Group**

Dear Ms. Sullivan:

In respect to the above-cited matter, both Nicholas Truncone, MAI, and I, Jon H. Templin, MAI, possess signing/signatory authority in matters including, but not limited to, entering into contractual agreements for any and all appraisal and related assignments, fee proposals, and RFPs. Nicholas Truncone is the President of Florida Property Consultants Group, and Jon Templin is the Vice President. Our signatures are shown below.

If you have any questions, please call me at my office.

Sincerely,

Jon H. Templin, MAI

Nicholas Truncone, MAI

1348 Vickers Road  
Tallahassee, Florida 32303

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P.O. Box 1339  
Keystone Heights, Florida 32656

Tel. (352) 473-1200

830 N. Woodland Blvd.  
DeLand, Florida 32720

Tel. (386) 738-1105

[WWW.FPC-GROUP.COM](http://WWW.FPC-GROUP.COM)

9/12 Brcc

0247

#42

**Agenda Item Name:**

Amendments to Annual Appraisal Services Agreements

**Presenter:**

Charles Brecken, 374-5245

**Description:**

Request approval of the first amendments to agreements for professional appraisal services with Santangini Appraisals, Florida Property Consultants Group, and Pinel & Carpenter.

**Recommended Action:**

Approve first amendments to agreements for professional appraisal services with (1) Santangini Appraisals, (2) Florida Property Consultants Group, and (3) Pinel & Carpenter.

**Prior Board Motions:**

July 10, 2018 – Board approved the finance report for RFP 19-224 and authorized staff to negotiate agreements with the three, top ranked firms.

December 11, 2018 – Board approved agreements with Santangini Appraisals, Florida Property Consultants Group, and Pinel & Carpenter.

**Fiscal Consideration:**

Contracts will be on an as-needed basis and appraisal services are included in the Department's annual operating budgets and capital project budgets.

The appraisal contracts for RFP 19-224 have an annual not to exceed amount of \$750,000.

**Background:**

These appraisal agreements are necessary to acquire appraisal services in a more timely and efficient manner when appraisal services are required. These agreements provide professional appraisal services for Public Works and any other County department in need of real estate appraisals. Consultants will be selected based on experience, considering type of project, availability, and project schedule. These amendments are to extend the term of the contract through September 30, 2021 with the option to renew for one additional two year period.

## Talking Points

- These agreements are necessary to acquire appraisal services in a more timely and efficient manner.
- These agreements provide appraisal services to Public Works and any other County department in need of real estate appraisals.
- Services are provided on an as-needed basis.