

**1. FEE APPRAISER SERVICES FOR DOWNTOWN ARENA -FACILITY PROJECT SERVICES
FUNDING – SPECIAL SALES TAX**

(Request for Proposal sent to twelve vendors)

RFP #05-0080

	Hudson Consulting	Integra Realty Resources	Martens Companies	Shaner Appraisers
Appraiser fees for the downtown arena project				
Unit Cost (33 economic* units)	\$3,500.00 ea \$115,500.00	\$1,962.00 ea \$64,746.00	(itemized list) \$72,000.00	\$2,700.00 ea \$89,100.00
Prep work and expert testimony / hourly cost**	\$125.00	\$175.00	\$125.00	\$240.00
Updating Reports (ea)	\$1,500.00	\$1,200.00	\$1,250.00	\$500.00
Number of days to complete project	720	45	90	90
Addendum Acknowledgement	Yes	Yes	Yes	Yes

* Economic units are parcels that make up a complete business, i.e. building and attached parking lot.

**Prep work and expert testimony would include deposition, trial preparation, and witness participation for any court proceedings.

On the recommendation of Iris Baker, on behalf of Facility Project Services, Shawn Henning moved to **accept the low complete proposal from Martens Companies for a not to exceed cost of \$93,000.00**. Irene Hart seconded the motion. The motion passed unanimously.

Note: Proposals were reviewed by a committee comprised of Iris Baker, Mike Borchard, Troy Bruun, Steve Claassen, Rich Euson, Ron Holt, Stephanie Knebel, John Philbrick (City of Wichita), and Dave Rapp (Condemnation Attorney). Consensus of the committee was to accept the proposal from Martens Companies. They provided a detailed listing of units to be appraised and clearly outlined the work to complete the task.

The Martens Companies has identified 1 property from the list as a conflict of interest. An informal quote will be used to appraise the property listed as a conflict.

The Lofts at St. Francis was listed in the request for proposal has been removed and will not be a part of the project. The proposal from Integra Realty Resources did not provide all required documentation with their proposal response.

It is anticipated that at least 2 properties may end up in court proceedings with an average time of 24 hours per property required from the appraiser for prep work and testimony. It is also anticipated that approximately 12 properties may go through condemnation, which would require updated reporting.