



City of Homer

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Public Works

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Memorandum 22-032

TO: Mayor Castner and Homer City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Janette Keiser, Director of Public Works
DATE: February 15, 2022
SUBJECT: Recommend award of contract for appraisals

Issue: The purpose of this Memorandum is to recommend award of a contract for appraisals to support the Green Infrastructure Storm Water Program.

I. Background

At its February 14 regular Meeting, the Homer City Council authorized the expenditure of up to \$80,000 for real estate appraisals to support Green Infrastructure Storm Water Management System. We've been told, by our partner natural resource agencies with considerable experience in federal grant-funded real property acquisitions, that we will need appraisals that comply with the Uniform Appraisal Standards for Federal Land Acquisition (UASFLA), which are more stringent than the more typically used Uniform Standards of Professional Appraisal Practice (USPAP). We reached out to the firm of North Pacific Advisors, LLC, with which the City has a "Term Contract" for real estate appraisal services. Gregory Wing, MAI, owner of this firm informed us he does not have the credentials to perform UASFLA appraisals. We've learned that firms that do have these credentials are rare.

We've located a firm, MacSwain Associates, LLC, in Anchorage, that does have the necessary credentials and asked this firm to submit a proposal for professional services. We asked for cost information for each property separately, so we could issue Notices to Proceed with a particular property separate from the others. MacSwain's proposal is attached.

Pursuant to HCC 3.16.060, procurements for "*consultant and technical services*" are an authorized exemption from competitive bidding requirements.

II. Recommendation

That the City Council award a contract for professional appraisal services to MacSwain Associates, LLC.