



CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE SEVEN (7) ON CALL PROFESSIONAL SERVICE AGREEMENTS FOR REAL ESTATE APPRAISAL, TITLE AND ESCROW SERVICES IN AMOUNTS NOT TO EXCEED FIVE HUNDRED THOUSAND DOLLARS (\$500,000) PER VENDOR, TOTALING THREE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$3,500,000) FOR ALL VENDORS COMBINED OVER A FIVE-YEAR TERM, WITH BENDER ROSENTHAL INC., COLLIERS INTERNATIONAL, YOVINO-YOUNG INC., INTEGRA REALTY RESOURCES, VALBRIDGE PROPERTY ADVISORS, CHICAGO TITLE COMPANY AND OLD REPUBLIC TITLE COMPANY

WHEREAS, the City of Oakland (City) Real Property Asset Management Division (Real Estate Division) of the Economic and Workforce Development Department administers professional service contracts for real property appraisal, title and escrow services. Appraisal services are used to determine the fair market value of real property in which the City has some transactional interest and thereby ensures compliance with Oakland Municipal Code requirements governing the purchase, sale and lease of real property. The title and escrow services are used to facilitate real property transactions to which the City is party, research and demonstrate property ownership, and related activities; and

WHEREAS, Section 2.04.051.A of the Oakland Municipal Code requires the City conduct a competitive selection process for the award of professional services contracts that exceed Fifty Thousand Dollars (\$50,000); and

WHEREAS, in July 2023 the City conducted a competitive selection process for appraisal services and received nine (9) proposals and in August 2023 conducted a competitive selection process for title and escrow services and received two (2) proposals; and

WHEREAS, the City desires to enter into on-call professional service agreements with the seven (7) top-scoring vendors for commercial and/or residential real estate appraisal, title and escrow services for a period of five years in aggregate amounts not to exceed Five Hundred

Thousand Dollars (\$500,000) per vendor, for a total contractual allocation for all vendors combined in an amount not to exceed Three Million Five Hundred Thousand Dollars (\$3,500,000); and

WHEREAS, all expenditures under the professional service agreements would be paid by the City department or project that is requesting the real estate services using funds appropriated by City Council. The real estate services will be provided and funds expended only as needs and funding are identified; now, therefore, be it

RESOLVED: That the City Council hereby authorizes the City Administrator to negotiate and execute seven (7) on-call professional service agreements with Bender Rosenthal Inc., Colliers International, Yovino-Young Inc., Integra Realty Resources, Valbridge Property Advisors, Chicago Title Company and Old Republic Title Company, for a five year period in a five year cumulative amount not to exceed Five Hundred Thousand Dollars (\$500,000) per vendor, without returning to Council, for a total contractual allocation for all vendors combined in an amount not to exceed Three Million Five Hundred Thousand Dollars (\$3,500,000); and be it

FURTHER RESOLVED: That all proposed contractual services will be expensed to the requesting department as needs and funds are identified; and be it

FURTHER RESOLVED: That the City Attorney shall review and approve the proposed contract(s) as to form and legality, and copies of the agreement(s) shall be filed with the Office of the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - FIFE, GALLO, JENKINS, KALB, KAPLAN, RAMACHANDRAN, REID, AND
PRESIDENT FORTUNATO BAS

NOES –

ABSENT –

ABSTENTION –

ATTEST: _____

ASHA REED
City Clerk and Clerk of the Council of the
City of Oakland, California