

**CONTRACT
CITY OF BROKEN ARROW
REAL ESTATE APPRAISAL SERVICES
PROFESSIONAL SERVICES CONTRACT NUMBER: APPR-19-01**

1. Architect/Engineer Firm:

- a. Name: Valbridge Property Advisors / Walton Property Services, LLC
- b. Telephone No.: 918-712-9992
- c. Address: 6666 S. Sheridan Road, Tulsa, OK 74133

2. Project Title and Location: Professional Appraisal and Related Support Services

3. Contract for: Real estate appraisal services for determining the market value of the Fee Simple estate interest in the parcel. The intended use of this report is to assist the City of Broken Arrow in the decision making process relating to property acquisition. Work performed under this contract shall be performed on a per parcel basis.

4. Contract Data:

- a. Contract Amount: Not to exceed Fourteen Thousand Five Hundred Dollars (\$14,500.00).
- b. Liquidated Damages are not a part of this Contract.
- c. This Contract will remain in effect for a period of Ninety (90) days from the date of execution.

5. The City of Broken Arrow ("City"), represented by the Assistant City Manager, and the Consultant, identified in paragraph 1 ("Service Provider") agree to perform this contract in strict accordance with the clauses, provisions, and the documents identified as follows, all of which are made part of this contract. In the event of conflict, these documents shall be interpreted in the following order:

- a. This Contract
- b. Duly Authorized Change Orders arising out of this Contract
- c. General Provisions set out in this Contract.
- d. Service Provider's proposal for this Contract, attached as Exhibit A.

6. Contract approved by the Assistant City Manager on: 09-26-18

**CITY OF BROKEN ARROW
RIGHT OF WAY AND EASEMENT ACQUISITION
PROFESSIONAL SERVICES CONTRACT NUMBER APPR-19-01**

The City of Broken Arrow, a Municipal corporation ("City") and Valbridge Property Advisors/Walton Property Services, LLC, ("Service Provider") with principal place of business located at 6666 S. Sheridan Road, Tulsa, OK 74133, hereby enter into the following Contract:

The City Manager, representing the City, desires to employ the professional services of Valbridge Property Advisors/Walton Property Services, LLC, to provide real estate appraisal services for various projects for the City of Broken Arrow.

The Service Provider shall perform real estate appraisal services for determining the market value of the Fee Simple estate interest in the parcel. The intended use of this report is to assist the City of Broken Arrow in the decision making process relating to property acquisition.

The Service Provider shall be compensated for required service at the proposed price of \$1,700.00 per parcel. In the event the parcel is complex, the fee will be negotiated. The proposal is attached as Exhibit A.

Professional Services rendered are payable following the first eligible City Council meeting following the date of invoice submittal. The Service Provider shall submit a payment request to the Engineering Department when the work is completed.

The Service Provider agrees that this professional service shall be treated as an important service to the City and also agrees to commit the time necessary to perform the services in a professional manner.

The parties agree that the Service Provider's position is not a traditional City employee position. Therefore, it is agreed that the above compensations include all direct and indirect costs of the services provided, and the Service Provider is not eligible for any benefits paid to regular full-time City employees. The Service Provider agrees to abide by and comply with all of the City's Administrative Policies.

The Service Provider shall be responsible for the cost of all his own insurance policies as may be necessarily required for professional liability insurance, auto insurance, and/or health insurance.

The foregoing Professional Services Contract is contractual in nature, superseding all previous negotiations, and may not be modified except in writing, which is executed by the parties bound thereby.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed by their duly authorized officers or representatives on the dates set forth below.

Approved as to form:

City of Broken Arrow, a municipal corporation

Jessie Myers
Assistant City Attorney

By: *Kenneth D. Schwab*
Kenneth D. Schwab, Assistant City Manager

Attest: *Lisa Blackford*
Deputy City Clerk [Seal]

Date: 09-26-18



Valbridge Property Advisors/Walton Property Services, LLC.

By: *[Signature]*
Steve C. Walton, Senior Managing Director

Attest:

Corporate Secretary (Seal)

Date: _____

VERIFICATIONS

State of Oklahoma)
) §.
County of Tulsa)

Before me, a Notary Public, on this ___ day of September, 2018, personally appeared Steve C. Walton, known to me to be the Senior Managing Director of Valbridge Property Advisors/Walton Property Services, LLC and to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.



Monica Marie Davis
Notary Public

EXHIBIT A
SERVICE PROVIDER'S PROPOSAL

From: Stephen C. Walton <swalton@valbridge.com>
Sent: Tuesday, September 25, 2018 11:05 AM
To: Pax, Karen <KPax@BrokenArrowOK.Gov>
Subject: RE: Real Estate Appraisal Services

Karen:

Thank you for the inquiry. In general, our appraisal fees for eminent domain appraisals are in the range of \$1,700 per parcel for uncomplicated acquisitions. However, when we get into complex acquisitions where structures are taken/damaged or there are unique and widespread site improvements impacted, our fees may range up to \$3,400.

I am available if you have any questions. Thank you for the opportunity.

Sincerely,

Steve Walton, MAI, CCIM
Senior Managing Director
VALBRIDGE PROPERTY ADVISORS | Oklahoma
6666 South Sheridan Road, Suite 104
Tulsa, Oklahoma 74133
Office 918-712-9992 | Cell 918-230-4664
swalton@valbridge.com



Comprehensive Valuation & Advisory Services

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