



AGENDA REPORT

Meeting Date: November 1, 2016

Item Number: D-6

To: Honorable Mayor & City Council

From: Chad Lynn, Assistant Director of Public Works
Michelle Tse, Planning & Research Analyst

Subject: AMENDMENT NO. 2 TO AN AGREEMENT BETWEEN THE CITY OF BEVERLY HILLS AND BUSS SHELGER ASSOCIATES FOR VARIOUS PROPERTY APPRAISALS; AND

APPROVAL OF A CHANGE PURCHASE ORDER IN THE AMOUNT OF \$50,000 FOR A TOTAL NOT-TO- EXCEED PURCHASE ORDER AMOUNT OF \$100,000 FOR VARIOUS PROPERTY APPRAISAL SERVICES

Attachments: 1. Amendment No. 2

RECOMMENDATION

Staff recommends that the City Council move to approve Amendment No. 2 with Buss Shelger Associates for various property appraisals; and approve a Change Purchase Order in the amount of \$50,000 for a total Purchase Order of \$100,000.

INTRODUCTION

The City has worked with Buss Shelger Associates ("vendor") for services related to property appraisals for potential property acquisitions, land valuations, and fair market value assessments related to currently leased properties. Such information has been used by the City to make informed decisions regarding its real estate portfolio.

The City currently has a \$50,000 agreement with this vendor for various property appraisal-related services. City staff anticipates an increased need for such services as the City continues to identify potential property acquisition opportunities related to City Council priorities.

DISCUSSION

Buss Shelger Associates is a reputable firm and has had a long standing relationship with the City in providing such services. They also provide reasonable pricing given their understanding and knowledge of the City's prior inquiries and real estate transactions.

FISCAL IMPACT

Funds are available in the FY16-17 budget to cover this expense.



George Chavez
Approved By

Attachment 1

AMENDMENT NO. 2 TO AN AGREEMENT BETWEEN THE
CITY OF BEVERLY HILLS AND BUSS SHELGER
ASSOCIATES FOR VARIOUS PROPERTY APPRAISALS

NAME OF CONTRACTOR: Buss Shelger Associates

RESPONSIBLE PRINCIPAL
OF CONTRACTOR: Ronald L. Buss, MAI
Certified General Real Estate Appraiser

CONTRACTOR'S ADDRESS: 865 S. Figueroa Street, Suite 3300
Los Angeles, CA 90017

CITY'S ADDRESS: City of Beverly Hills
345 N Foothill Road
Beverly Hills, CA 90210
Attention: Chad Lynn, Assistant Director of Public
Works

COMMENCEMENT DATE: September 1, 2015

TERMINATION DATE: June 30, 2018

CONSIDERATION: Original Agreement: Not to exceed \$ 35,000.00
Amendment No. 1: Not to exceed \$ 15,000.00
Amendment No. 2: Not to exceed \$ 50,000.00
Total Not to Exceed: \$100,000.00, based on the
rates set forth in Exhibit B

AMENDMENT NO. 2 TO AN AGREEMENT BETWEEN THE
CITY OF BEVERLY HILLS AND BUSS SHELGER
ASSOCIATES FOR VARIOUS PROPERTY APPRAISALS

This Amendment No. 2 is to that certain Agreement between the City of Beverly Hills (hereinafter called "CITY"), and Buss Shelger Associates (hereinafter called "CONTRACTOR") dated September 30, 2015 and identified as Contract No. 501-15, as amended by Amendment No. 1, dated February 9, 2016 and identified as Contract No. 29-16 ("Agreement"), copies of which are on file in the office of the City Clerk.

RECITALS

A. CITY and CONTRACTOR entered into an agreement for services related to property appraisals for potential property acquisitions, land valuations, and fair market value assessments related to currently leased CITY properties.

B. Due to an anticipated increased need for appraisal services, CITY and CONTRACTOR desire to amend the Agreement to extend the Termination Date and increase the Consideration.

NOW, THEREFORE, the parties agree as follows:

Section 1. The TERMINATION DATE shall be amended as set forth on the cover page above.

Section 2. The CONSIDERATION shall be amended as set forth on the cover page above.

Section 3. Exhibit A, "Scope of Work", shall be amended as attached hereto and incorporated herein.

Section 4. Exhibit B, "Schedule of Payment and Rates", shall be amended as attached hereto and incorporated herein.

Section 5. Except as amended by this Amendment, the remaining provisions of the Agreement shall remain in full force and effect.

EXECUTED the ____ day of _____, 20____, at Beverly Hills, California.

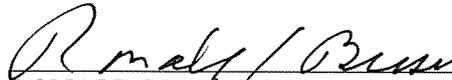
CITY OF BEVERLY HILLS
A Municipal Corporation

JOHN A. MIRISCH
Mayor of the City of Beverly Hills, California

ATTEST:

(SEAL)
BYRON POPE
City Clerk

CONTRACTOR: Buss Shelger Associates



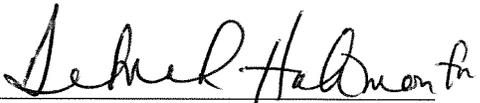
RONALD BUSS, MAI
President



LUDMILLA BUSS
Secretary

[Signatures continue]

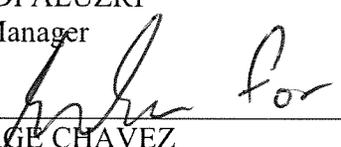
APPROVED AS TO FORM:



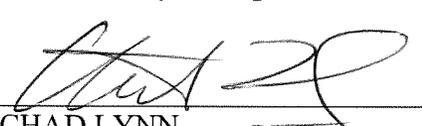
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:

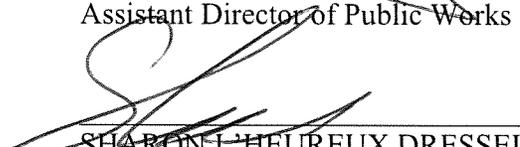
MAHDI ALUZRI
City Manager



GEORGE CHAVEZ
Assistant City Manager/Director of Public Works



CHAD LYNN
Assistant Director of Public Works



SHARON L'HEUREUX DRESSEL
Interim Risk Manager

EXHIBIT A
SCOPE OF WORK

CONTRACTOR shall perform the following services:

Appraisal and real estate evaluation services of various properties as needed.

Prepare consultive purchase pricing recommendations for properties being considered for acquisition by CITY.

Prepare narratives and report on the market valuation for various properties owned by CITY.

EXHIBIT B

SCHEDULE FOR PAYMENT AND RATES

CITY shall compensate CONTRACTOR for satisfactory performance of work described in this Agreement in an amount not to exceed One Hundred Thousand Dollars (\$100,000.00) at the rates set forth below.

Original Agreement	\$35,000.00
Amendment No. 1	\$15,000.00
Amendment No. 2	\$50,0000.00

TOTAL NOT TO EXCEED \$100,000.00

RATES:

Ronald L. Buss	\$250/hour
Laura Buss	\$225/hour
Support Staff	\$165/hour