



SHELBY COUNTY GOVERNMENT
 160 N. Main Street, Suite 900, Purchasing
 MEMPHIS, TENNESSEE 38103
 (901) 222-2250

Purchase Order No.
P032093

Issue Date
09/14/18

Purchase Order

Vendor No	Delivery Required	Terms	Ship Via	F.O.B	Requisition No.
A1567	09/28/18	N30		DEST	R069040

Issued **WADE, JAMES EVERETTE JR.**
 To **WADE AND ASSOCIATES**
 109 HEATHERWOOD COVE
 JACKSON, TN 38305

Ship **SHELBY COUNTY DIVISION OF PLANNING**
 To **DEVELOPMENT**
 125 N. MAIN, RM 468
 MEMPHIS, TN 38103

EOC #: EOC-V-0321-28708
 Buyer: SONJA WORTHY

IF MATERIAL SAFETY DATA SHEETS ARE
 REQUIRED ON PRODUCT(S) THAT YOU WILL BE
 PROVIDING. PLEASE SUBMIT SAME WITH
 PRODUCT(S) DELIVERED.

Item	Quantity	U/M	Description	Unit Price	Extended Price
1			ENCUMBRANCE OF FUNDS FOR APPRAISER REVIEWS FOR PHASE 10A OF THE WOLFRIVER GREENWAY. COMMODITY: 946/15 ACCOUNT DISTRIBUTION: 297-271272-6678 JWADE@WADEAPPRAISAL.COM	7000.00000	7000.00
Total of Purchase Order					7000.00

I hereby certify that the goods/services on attached invoice(s)
 have been received and that payment is in order.
 This is a Partial payment Final payment on this P.O.
 Payment amount approved: \$ _____
 Signature _____ Date _____

ORDER SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE
 BILLING INSTRUCTIONS: SHOW PURCHASE ORDER NUMBER
 ON ALL INVOICES. NOTE: PAYMENTS MAY BE DELAYED UNLESS
 BILLING INSTRUCTIONS ARE FOLLOWED EXACTLY.

SEND ORIGINAL INVOICE TO:
 SHELBY COUNTY DIVISION OF PLANNING
 DEVELOPMENT
 125 N. MAIN, RM 468
 MEMPHIS, TN 38103
 901-576-7197

JANICE A. HOLMES
 APPROVED: ADMINISTRATOR OF PURCHASING

09/14/18
 Date

Janice A. Holmes
 Authorized Signature



Shelby County Government

Lee Harris
Mayor

September 14, 2018

Mr. James E. Wade, Jr.
Wade and Associates
109 Heatherwood Cove
Jackson, TN 38305

Re: **NOTICE TO PROCEED WITH REAL ESTATE REVIEW APPRAISALS**
Project Name: HUD Resiliency Grant Project – Wolf River Greenway Trail, Phase No. 10A
Project No. 3-NDR-07 **Project Location:** Epping Way to Jackson Ave.
Subject Properties: Tract Nos. 1, 2, 3 **Purchase Order No.** P032093

Dear Mr. Wade,

Thanks for your fee quote bids submitted to do the Appraisals and Review Appraisals of the proposed acquisitions across the above referenced properties in response to Shelby County Government's 03/21/18 request for such fee quote bids. This is to notify you that based upon your submitted bids Shelby County Government has selected you to do these Review Appraisals. Shelby County has also selected Integra Realty Resources - Jackson to do the Appraisals.

According to your bid, you will provide the above described review appraisal services for a total fee of \$7,000.00.

On behalf of Shelby County Government, please accept this letter as your "Notice to Proceed" immediately with this review appraisal assignment. Should you need additional information relevant to this review appraisal assignment, please call me at 222-2576. Upon completion of this review appraisal assignment, please include on your invoices Project No. 3-NDR-07 and Purchase Order No. P032093 for payment processing. On behalf of Shelby County Government, thank you in advance for your involvement on this project!

Best Regards,

Bill Goss, Manager
Real Estate Services
Shelby County Government

Cc: Dawn Kinard
Darren Sanders
Tom Needham
Jim Vazquez
Kevin Eason
Jason Morris

HUD Proj. - Greenway Phase No. 6
WADE & ASSOCIATES

Goss, Bill

From: STEVE TACKER <sttacker2005@bellsouth.net>
Sent: Thursday, August 16, 2018 2:33 PM
To: Goss, Bill
Subject: Fw: Request for Bids
Attachments: BID SHELBY COUNTY PROJECT#AM2017-002C APPRAISAL REPORT.pdf; BID SHELBY COUNTY PROJECT#AM2017-002C REVIEW APPRAISALS.pdf

On Monday, June 11, 2018 3:25 PM, James Wade <jwade@wadeappraisal.com> wrote:

Mr. Tacker,

I have attached a bid for the appraisal services and a second bid for the review appraisal services to this email.

Thank you for the opportunity to bid.

*James E. "Jack" Wade, Jr., SRA, SR/WA
Wade and Associates
109 Heatherwood Cove
Jackson, TN 38305-8846
731-664-7619 office
731-394-6914 cell
jwade@wadeappraisal.com*

From: STEVE TACKER [<mailto:sttacker2005@bellsouth.net>]
Sent: Wednesday, May 30, 2018 3:45 PM
To: J. Walter Allen; James O. Turner II; James Wade; Rand Bouldin; Douglas B. Hall CRE MAI; Mark Johnstone; Eric Trotz
Cc: Bill Goss; Dawn Kinard
Subject: Request for Bids

RE: SHELBY COUNTY PROJECT#AM2017-002C

Dear Real Estate Appraiser Vendors,

The purpose of this email is to formally invite you to submit a bid via email for providing the following described appraisal services needed by Shelby County Government in conjunction with the above referenced project:

1. A **Formal Summery Appraisal** of the Real property rights to be acquired on Tract Nos. 2,8,10,12,13,14,18,19,20,21,23,24,28,29,30,31,32,33,34,&35 [20 tracts] of the above referenced Wolf River Trail project, including a narrative report provided for each, in duplicate, conforming to the following- Title III of the Uniform Relocation Assistance and Real Estate Property Acquisition Policies Act of 1970, as amended to-date (Uniform Act); Uniform Standards of Professional Appraisal Practice (USPAP); and TDOT Appraisal

Guidelines. This quote must be based upon your ability/commitment to complete this entire appraisal assignment and deliver all of the narrative reports to the County within forty-five (45) calendar days from the receipt of the County's notice to proceed with these appraisals. (The County plans to select/commission the successful bidder and issue its notice to proceed with these appraisals on 6/11/2018 with the appraisal completion deadline being 07/26/2018).

2. A Review Appraisal of the Formal Summary Appraisal covering the Real Property

Rights to be acquired for Tract Nos. 2,8,10,12,13,14,18,19,20,21,23,24,28,29,30,31, 32,33,34,&35 [20 tracts] on the above referenced Wolf River Trail project, including a narrative report provided for each tract, in duplicate, conforming to the following - Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended to-date (Uniform Act); Uniform Standards of Professional Appraisal Practice (USPAP); and TDOT Appraisal Guidelines. This quote must be based upon your ability/commitment to complete this entire review appraisal assignment and deliver all of the narrative reports to the County within thirty days (30) calendar days from the receipt of the Formal Summary Appraisal for such tracts. (The County plans to select/commission the successful bidder and issue its notice to proceed with these review appraisals on 07/26/2018; the Formal Summary Appraisals for all of the subject tracts will be scheduled for delivery to the Review Appraiser on or before 07/26/2018 with the review appraisal completion deadline being 08/27/2018).

In order to be considered for either of the above described appraisal assignments, your bid, via email for providing the above described appraisal services must be received by Monday, 06/11/2018 at 4:00 p.m. In the event you decide not to submit a bid, please do send me an email confirming that no bid will be forthcoming.

The attached files contain individual acquisition plats of the subject tracts showing the Real Property rights to be acquired. Files showing the construction plans for this project will be sent to you under separate emails due to their size Let me know if you have any questions or need additional information in order for you to develop your quotes. On behalf of Shelby County Government, thank you for your interest in providing appraisal services for the County.

Best Regards,

**Steve Tacker,
Right of Way Consultant for
Shelby County Government
901-378-0923**

WADE & ASSOCIATES
REAL PROPERTY APPRAISALS
109 HEATHERWOOD COVE
JACKSON, TN 38305-8846
Phone (731) 664-7619 / Cell (731) 394-6914

June 11, 2018

Mr. Steve Lucker
Right of Way Consultant for
Shelby County Government
584 Adams Avenue
Memphis, TN 38103

RE: Requested Bids for Appraisal Services on
Shelby County Project #AM2017-002C

Dear Mr. Lucker,

My email is in response to your email dated May 30, 2018 requesting

1. A Formal Summary Appraisal of the Real property rights listed against the following parcels: 0250066000, 0250066001, 0250066002, 0250066003, 0250066004, 0250066005, 0250066006, 0250066007, 0250066008, 0250066009, 0250066010, 0250066011, 0250066012, 0250066013, 0250066014, 0250066015, 0250066016, 0250066017, 0250066018, 0250066019, 0250066020, 0250066021, 0250066022, 0250066023, 0250066024, 0250066028, 0250066029, 0250066030, 0250066031, 0250066032, 0250066033, 0250066034, 0250066035. This includes all appraisals prepared by anyone that prepared a formal report provided for each individual parceling to the following: The Official Order Release Assistance and Real Estate Property Acquisition Act of 1975, as amended to date, (Uniform ALU) Uniform Standards of Professional Appraisal Practice (USPAP) and TEGIS Appraisal Guidelines. This quote must be based upon your ability to comply to participate in a public bid by registration and receipt of the tentative reports by the County within 90 days (90 calendar days) from the receipt of the County's notice to proceed with these appraisals. This County plans to select whichever successful bidders and/or by notice to proceed with these appraisals on 6/11/2018 with the proposal registration deadline being 6/26/2018.

My bid for the appraisal reports is shown below

Plat 2	\$4,500.00
Plat 8	\$4,500.00
Plat 10	\$4,500.00
Plat 12	\$4,500.00
Plat 13	\$4,500.00
Plat 14	\$4,500.00
Plat 18	\$4,500.00
Plat 19	\$4,500.00
Plat 20	\$4,500.00
Plat 21	\$4,500.00
Plat 23	\$4,500.00
Plat 24	\$4,500.00
Plat 28	\$4,500.00
Plat 29	\$4,500.00
Plat 30	\$4,500.00
Plat 31	\$4,500.00
Plat 32	\$4,500.00
Plat 33	\$4,500.00
Plat 34	\$3,995.00
Plat 35	\$4,500.00
Total \$89,495.00	

Please contact me at 731-394-6914, if you have any questions

Sincerely,

JW

James E. Wade, Jr. SR WA SKA

WADE & ASSOCIATES
REAL PROPERTY APPRAISALS
109 HEATHERWOOD COVE
JACKSON, TN 38305-8846
Phone (731) 664-7619 / Cell (731) 394-6914

June 11, 2018

Mr. Steve Tacker
Right of Way Consultant for
Shelby County Government
584 Adams Avenue
Memphis, TN 38103

RE: Requested Bids for Review Appraisal Services on
Shelby County Project #AM2017-002C

Dear Mr. Tacker,

My email is in response to your email dated May 30, 2018 requesting:

2. **Review Appraisal of the Formal Summary Appraisal covering the Real Property**

Agree to be a signatory to the Final Summary Appraisal covering the Real Property. The signatory must be a licensed appraiser in the state of Tennessee. The signatory must be a member in good standing with the Tennessee State Board of Professional Appraisal Practice (TSBPA) and TSP's Appraisal Services. The signatory must be based upon your agency government's complete financial review appraisal assignment and delivery of the final report to the County within 15 days after the receipt of the Formal Summary Appraisal by each party. (The County plans to select a committee to review all bids received by the County and to select a review appraiser on 07/20/2018. The Final Summary Appraisal by all of the signatory must be submitted for delivery to the Review Appraiser on or before 07/20/2018 with the review appraiser completed on or before 08/27/2018.)

My bid for the review appraisal reports is shown below

Plat 2	\$2,350.00
Plat 8	\$2,350.00
Plat 10	\$2,350.00
Plat 12	\$2,350.00
Plat 13	\$2,350.00
Plat 14	\$2,350.00
Plat 18	\$2,350.00
Plat 19	\$2,350.00
Plat 20	\$2,350.00
Plat 21	\$2,350.00
Plat 23	\$2,350.00
Plat 24	\$2,350.00
Plat 28	\$2,350.00
Plat 29	\$2,350.00
Plat 30	\$2,350.00
Plat 31	\$2,350.00
Plat 32	\$2,350.00
Plat 33	\$2,350.00
Plat 34	\$2,000.00
Plat 35	\$2,350.00
Total \$46,650.00	

Please contact me at 731-394-6914, if you have any questions.

Sincerely,

JW

James E. Wade, Jr. SR WA SRA