



Legislation Details (With Text)

**File #:** 24-0627      **Version:** 1      **Name:** Revaluation of All Real Property  
**Type:** Resolution      **Status:** Adopted  
**File created:** 4/19/2024      **In control:** Administration  
**On agenda:** 6/5/2024      **Final action:** 6/5/2024

**Title:** Dept/ Agency: Administration/Division of Central Purchasing  
Action: ( ) Ratifying (X) Authorizing ( ) Amending  
Type of Service: Competitive Contracting, pursuant to State and Local Public Contracts Law, N.J.S.A. 40A:11-4.1(p), the competitive contracting process may be used for reassessment or revaluation services  
Purpose: To provide revaluation of all real property in the City of Newark.  
Entity Name(s)/Address(s): Appraisal Systems, Inc., 264 South Street, Building 2, Suite 1B, Morristown, New Jersey 07960  
Contract Amount: Not to exceed \$6,070,000.00  
Funding Source: 2024 Budget/Department of Finance, Division of Assessment/NW011-050-0510-71280-B2024  
Contract Period: To be established for a period not exceed twenty-four (24) consecutive months upon Municipal Council approval  
Contract Basis: ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS  
( ) Fair & Open ( ) No Reportable Contributions (X) RFP ( ) RFQ  
( ) Private Sale ( ) Grant ( ) Sub-recipient ( ) n/a  
Additional Information:  
To provide revaluation of all real property in the City of Newark.

Advertisement: February 27, 2024  
Bids Downloaded: Twelve (12)  
Bids Received: Two (2)

**Sponsors:** Council of the Whole

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
6/5/2024	1	Municipal Council		

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**Whereas**, on March 26, 2019, the Essex County Board of Taxation (the “Tax Board”) ordered the City of Newark (the “City”) to perform a revaluation pursuant to N.J.A.C. 18:12A-1.14, approved by the New Jersey Division of Taxation and effective for Tax Year 2023 based on values as of October 1, 2022; and

**Whereas**, the COVID-19 Pandemic (the “Pandemic”) significantly and adversely impacted the City’s ability to prepare and perform a revaluation by 2023; and

**Whereas**, on October 2, 2023, the Tax Board resolved that the City of Newark undertake the requisite action to bring about the completion and implementation of the district-wide revaluation for the City for the year 2027; and

**Whereas**, pursuant to NJSA 40A:11-4.1(p), the competitive contracting process may be used for reassessment or revaluation services; and

**Whereas**, on February 27, 2024, the City of Newark through its Interim Purchasing Agent, QPA, advertised to solicit proposals for contractors to provide Revaluation of all Real Property for the Department of Finance/Division of Assessments, as described in the attached Request for Proposals (“RFP”) package; and

**Whereas**, the Division of Central Purchasing published the RFP on the City of Newark’s electronic procurement portal to provide broader access and download capability to potential bidders; and

**Whereas**, via the electronic procurement portal, twelve (12) RFP packages were downloaded by prospective vendors following the date of advertisement; and

**Whereas**, on March 21, 2024, the Division of Central Purchasing received two (2) proposal in response to this advertisement; and

**Whereas**, pursuant to the competitive contracting process, a five (5)-member evaluation committee was formed to review the proposal received and make a recommendation, as outlined in the specifications; and

**Whereas**, the Interim Purchasing Agent, QPA, obtained signed no conflict letters from the members of the evaluation committee (copies of which are attached hereto and made a part hereof) before releasing the RFP response to the evaluators via the electronic procurement portal; and

**Whereas**, the evaluation committee evaluated the two (2) responses from 1.) Appraisal

Systems, Inc., 264 South Street, Building 2, Suite 1B, Morristown, New Jersey 07960 being the most experienced bidder overall, capable overall, advantageous and in the best interest of the City of Newark, cost and other factors considered. 2.) Tyler Technologies, Inc., 5101 Tennyson Parkway, Plano Texas 75024, the lowest bidder, however, lacks the experience and required the City to train their inspectors. The proposals were reviewed and evaluated by the evaluation committee in compliance with the required evaluation criteria of the request for proposal (RFP); and

**Whereas**, the Proposal Review Committee made its recommendation to the Interim Purchasing Agent, QPA to make an award to Appraisal Systems, Inc., 264 South Street, Building 2, Suite 1B, Morristown, New Jersey 07960, based on their proposal being the most advantageous and in the best interest of the City of Newark, cost and other factors considered, pursuant to the criteria listed in the RFP; and

**Whereas**, the Interim Purchasing Agent, QPA, concurs with the evaluation committee's recommendation that a contract award be made to Appraisal Systems, Inc., 264 South Street, Building 2, Suite 1B, Morristown, New Jersey 07960; and

**Whereas**, this contract is being awarded pursuant to the fair and open procedures of the State Pay-to-Play Law, N.J.S.A. 19:44A-20.5; and

**NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:**

1. The Mayor and/or his designees, the Business Administrator and/or the Interim Purchasing Agent, QPA, are hereby authorized to enter into a contract with Appraisal Systems, Inc., 264 South Street, Building 2, Suite 1B, Morristown, New Jersey 07960, to provide Re-evaluation of Real Property for the City in the manner and amounts identified by the evaluation committee based on the service criteria, experience, past performance and being the most advantageous and in the best interest of the City of Newark, cost and other factors considered, pursuant to the criteria listed in the RFP qualified responsive and responsible respondent. The contract term will be established for a period not to exceed twenty four (24) consecutive months upon Municipal Council Approval.
2. The Re-evaluation of Real Property contract amount shall not exceed Six Million Seventy Thousand dollars and zero cents (\$6,070,000.00).
3. The Municipal Council of the City of Newark hereby authorizes the use of competitive contracting for Revaluation of All Real Property.
4. The Municipal Council of the City of Newark hereby ratifies the use of competitive contracting for Revaluation of All Real Property.
5. There shall be no amendment or change of this contract without the approval of the Municipal Council by resolution.
6. There shall be no advance payment on this contract in accordance with N.J.S.A. 40A:5-16. Funds for 2024 and subsequent years are contingent upon appropriations, pursuant to

N.J.A.C. 5:30-5.5(d).

7. This is an open-ended contract to be used as needed during the term of the contract. Thus, for any and all expenditures against this contract, a certification of the availability of sufficient funds, as required by N.J.A.C. 5:30-5.5(b)(2), shall be executed before a contractual liability is incurred each time an order is placed from Account Code Line: NW NW011-050-0510-71280-B2024/Department of Finance/Division of Assessment, covering the amount of an order. This contract shall not exceed Six Million Seventy Thousand dollars and zero cents (\$6,070,000.00), for a period not to exceed Twenty Four (24) consecutive months commencing upon adoption of this resolution.
8. The Interim Purchasing Agent, QPA, shall file a duly executed copy of the contract in the Office of the City Clerk.
9. If required by State law, the City Clerk shall provide the appropriate notice of the award of this contract to the State Comptroller no later than twenty (20) business days following such award, in accordance with N.J.S.A. 52:15C-10 and the Notice of the Office of the State Comptroller dated May 7, 2008.

### **STATEMENT**

This Resolution authorizes the Mayor and/or his designees, the Business Administrator and/or the Interim Purchasing Agent, QPA, to enter into a contract with Appraisal Systems, Inc., 264 South Street, Building 2, Suite 1B, Morristown, New Jersey 07960 to provide Revaluation of All Real Property at an amount not to exceed Six Million Seventy Thousand dollars and zero cents (\$6,070,000.00) for a period not to exceed Twenty Four (24) consecutive months commencing upon Municipal Council approval of this resolution.