

5/10/23

**PROFESSIONAL SERVICES CONTRACT  
BETWEEN  
COUNTY OF GLOUCESTER  
AND  
ROBERT M. SAPIO, REAL ESTATE  
APPRAISAL & CONSULTING, LLC**

**THIS CONTRACT** is effective the 10<sup>th</sup> day of May, 2023, by and between the **COUNTY OF GLOUCESTER**, a body politic and corporate of the State of New Jersey, with administrative offices at 2 South Broad Street, Woodbury, New Jersey, 08096, hereinafter referred to as "County", and **ROBERT M. SAPIO, REAL ESTATE APPRAISAL & CONSULTING, LLC**, with a mailing address of P.O. Box 1169, Voorhees, NJ 08043-1125, hereinafter referred to as "Contractor".

**RECITALS**

**WHEREAS**, there exists a need by the County to contract for professional appraisal services regarding property acquisitions which may be necessary for roadway improvements and/or other unspecified projects by the Department of Public Works; and

**WHEREAS**, Contractor represents that it is qualified to perform the said required services, and desires to so perform pursuant to the terms and provisions of this Contract; and

**WHEREAS**, this Contract is awarded pursuant to, and consistent with, the County's Fair and Open Procurement Process and the terms and provisions of N.J.S.A. 19:44A-20.4; and

**NOW, THEREFORE**, in consideration of the mutual promises, agreements, and other considerations made by and between the parties, the County and the Contractor do hereby agree as follows:

**TERMS OF AGREEMENT**

**1. TERM OF SERVICES.** This Contract shall be effective for a term of one (1) year from May 10, 2023 to May 9, 2024.

**2. COMPENSATION.** Contractor shall be compensated at the rates set forth in the proposal dated April 10, 2023, for a total amount not to exceed \$75,000.00 during the term of this contract.

Contractor shall be paid in accordance with this Contract document upon receipt of an invoice and a properly executed voucher. After approval by the County, the payment voucher shall be placed in line for prompt payment.

Each invoice shall contain an itemized, detailed description of all work performed during the billing period. Failure to provide sufficient specificity shall be cause for rejection of the invoice until the necessary details are provided.

It is also agreed and understood that the acceptance of the final payment by Contractor shall be considered a release in full of all claims against the County arising out of, or by reason of, the work done and materials furnished under this Contract.

**3. DUTIES OF CONTRACTOR.** The specific duties of the Contractor shall be for appraisal services regarding property acquisitions which may be necessary for roadway improvements and/or other unspecified projects by the Department of Public Works, as more particularly set forth in RFP-23-031, and Contractor's proposal dated April 10, 2023, which is incorporated by reference in its entirety and made a part of this Contract.

**4. FURTHER OBLIGATIONS OF THE CONTRACTOR.** During the performance of this Contract, the Contractor agrees as follows:

a. The Contractor will not discriminate against any employee or applicant for employment, and will ensure that equal employment opportunity is afforded to all applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality, sex, veteran status or military service. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

b. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

c. The Contractor will send to each labor union with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the vendor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

d. The Contractor, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

e. The Contractor agrees to make good faith efforts to meet targeted County employment goals established in accordance with N.J.A.C. 17:27-5.2.

Contractor shall notify County immediately in the event of suspension, revocation or any change in status (or in the event of the initiation of any action to accomplish such suspension, revocation and/or change in status) of license or certification held by Contractor or its agents.

**5. LICENSING.** If the Contractor, or any of its subcontractors, is required to maintain a license in order to perform the services which are the subject of this Contract, then prior to the effective date of this Contract, and as a condition precedent to its taking effect, Contractor shall provide to the County a copy of all current licenses to operate in the State of New Jersey, which license shall be in good standing and shall not be subject to any current action to revoke or suspend, and shall remain so throughout the term of this Contract.

Contractor shall notify the County immediately in the event of suspension, revocation or any change in status (or in the event of the initiation of any action to accomplish such suspension, revocation and/or change in status) of license or certification held by Contractor, or its agents and/or subcontractors.

**6. TERMINATION.** This Contract may be terminated as follows:

a. Pursuant to the termination provisions set forth in the Bid Specifications or in the Request for Proposals, if any, as the case may be, which are specifically referred to and incorporated herein by reference.

b. If Contractor is required to be licensed in order to perform the services which are the subject of this Contract, then this Contract may be terminated by County in the event that the appropriate governmental entity with jurisdiction has instituted an action to have the Contractor's license suspended, or in the event that such entity has revoked or suspended said license. Notice of termination pursuant to this subparagraph shall be effective immediately upon the giving of said notice.

c. If, through any cause, the Contractor shall fail to fulfill in timely and proper manner his obligations under this Contract, or if the Contractor shall violate any of the covenants, agreements, or stipulations of this Contract, the County shall thereupon have the right to terminate this Contract by giving written notice to the Contractor of such termination and specifying the effective date thereof. In such event, all finished or unfinished documents, data, studies, and reports prepared by the Contractor under this Contract, shall be forthwith delivered to the County.

d. The County may terminate this Contract for public convenience at any time by a notice in writing from the County to the Contractor. If the Contract is terminated by the County as provided herein, the Contractor will be paid for the services rendered to the time of termination.

e. Notwithstanding the above, the Contractor shall not be relieved of liability to the County for damages sustained by the County by virtue of any breach of the Contract by the Contractor, and the County may withhold any payments to the Contractor for the purpose of set off until such time as the exact amount of damages due the County from the Contractor is

determined.

f. Termination shall not affect the validity of the indemnification provisions of this Contract, nor prevent the County from pursuing any other relief or damages to which it may be entitled, either at law or in equity.

**7. NO ASSIGNMENT OR SUBCONTRACT.** This Contract may not be assigned, nor subcontracted by the Contractor, except as otherwise agreed in writing by both parties. Any attempted assignment or subcontract without such written consent shall be void with respect to the County, and no obligation on the County's part to such subcontractor or assignee shall arise, unless the County shall elect to accept, and consent to, such assignment or subcontract.

**8. INDEMNIFICATION.** The Contractor shall be responsible for, shall keep save and hold the County harmless from, and shall indemnify the County against, any claim, loss, liability, expense (specifically including but not limited to costs, counsel fees and/or experts' fees), or damage resulting from all mental or physical injuries or disability, including death, to employees or recipients of the Contractor's services or to any other persons, or from any damage to any property sustained in connection with this contract which results from any acts or omissions, including negligence or malpractice, of any of its officers, directors, employees, agents, servants, or independent contractors, or from the Contractor's failure to provide for the safety and protection of its employees, or from Contractor's performance or failure to perform pursuant to the terms and provisions of this Contract, whether or not due to negligence, fault, or default of the Contractor. The Contractor's liability under this Contract shall continue after the termination of this Contract with respect to any liability, loss, expense or damage resulting from acts occurring prior to termination.

**9. INSURANCE.** Contractor shall, if applicable to the services to be provided, maintain general liability, automobile liability, business operations, builders and Workers' Compensation insurance in amounts and with companies deemed satisfactory by the County. Said policies shall be in compliance with any applicable requirements of the State of New Jersey and of the United States. Contractor shall, simultaneously with the execution of this Contract, deliver certifications of said insurance to County, naming the County as an additional insured.

If Contractor is a member of a profession which is subject to suit for professional malpractice, then Contractor shall maintain and continue in full force and effect, an insurance policy for professional liability/malpractice with limits of liability acceptable to the County. Contractor shall, simultaneously with the execution of this Contract, and as a condition precedent to its taking effect, provide to County a copy of a certificate of insurance, verifying that said insurance is and will be in effect during the term of this Contract.

The County shall review the certificate for sufficiency and compliance with this paragraph and approval of said certificate and policy shall be necessary prior to this Contract taking effect. Contractor also hereby agrees to continue said policy in force and effect for the period of the applicable statute of limitations following the termination of this Contract, and shall provide the County with copies of certificates of insurance as the certificates may be renewed during that period of time.

**10. SET-OFF.** Should Contractor either refuse or neglect to perform the services which Contractor is required to perform in accordance with the terms of this Contract, and if expense is incurred by County by reason of Contractor's failure to perform, then and in that event, such expenses shall be deducted from any payment due to Contractor. Exercise of such set-off shall not operate to prevent County from pursuing any other remedy to which it may be entitled.

**11. PREVENTION OF PERFORMANCE BY COUNTY.** In the event that the County is prevented from performing this Contract by circumstances beyond its control, then any obligations owing by the County to the Contractor shall be suspended without liability for the period during which the County is so prevented.

**12. NON-WAIVER.** The failure by the County to enforce any particular provision of this Contract, or to act upon a breach of this Contract by Contractor, shall not operate as or be construed as a waiver of any subsequent breach, nor a bar to any subsequent enforcement.

**13. PARTIAL INVALIDITY.** In the event that any provisions of this Contract shall be, or become, invalid under any law or applicable regulation, such invalidity shall not affect the validity or enforceability of any other provisions of this Contract.

**14. NOTICES.** Notices required by this Contract shall be effective upon mailing of notice by regular and certified mail to the addresses set forth above, or by personal service, or if such notice cannot be delivered or personally served, then by any procedure for notice pursuant to the Rules of Court of the State of New Jersey.

**15. INDEPENDENT CONTRACTOR STATUS.** The parties acknowledge that Contractor is an independent contractor, and is not an employee, or agent of the County.

**16. BINDING EFFECT.** This Contract shall be binding on the undersigned, and their successors and assigns.

**17. GOVERNING LAW, JURISDICTION AND VENUE.** This agreement and all questions relating to its validity, interpretation, performance or enforcement shall be governed by and construed in accordance with the laws of the State of New Jersey. The parties each irrevocably agree that any dispute arising under, relating to, or in connection with, directly or indirectly, this agreement or related to any matter which is the subject of or incidental to this agreement (whether or not such claim is based upon breach of contract or tort) shall be subject to the exclusive jurisdiction and venue of the state and/or federal courts located in Gloucester County, New Jersey or the United States District Court, District of New Jersey, Camden, New Jersey. This provision is intended to be a "mandatory" forum selection clause and governed by and interpreted consistent with New Jersey law and each waives any objection based on forum non conveniens.

**18. CONTRACT PARTS.** This Contract consists of this Contract document, RFP-23-031 issued by the County, and the Contractor's proposal. Should there occur a conflict between

this Contract or RFP-23-031, and Contractor's proposal, then this Contract, or the RFP as the case may be, shall prevail.

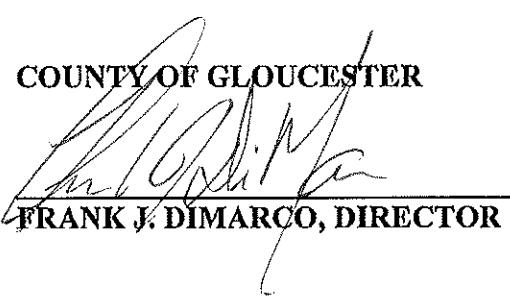
**THIS CONTRACT** is dated this 10<sup>th</sup> day of May, 2023.

**IN WITNESS WHEREOF**, the County has caused this instrument to be signed by its Director and attested by its Clerk, pursuant to a Resolution of the Board of County Commissioners passed for that purpose, and Contractor has caused this instrument to be signed by its properly authorized representative and its corporate seal affixed the day and year first above written.

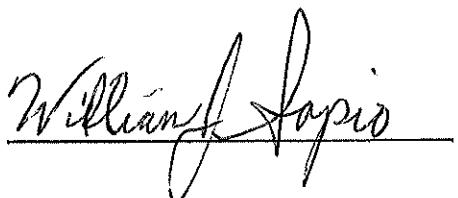
ATTEST:

  
LAURIE J. BURNS,  
CLERK OF THE BOARD

COUNTY OF GLOUCESTER

  
FRANK J. DIMARCO, DIRECTOR

ATTEST:



ROBERT M. SAPIO, REAL ESTATE  
APPRAISAL & CONSULTING, LLC

  
By: ROBERT M. SAPIO, JR.  
Title: OWNER



**ROBERT M. SAPIO**  
*Real Estate Appraisal & Consulting, LLC*

**COMMERCIAL/INDUSTRIAL DIVISION**

ROBERT M. SAPIO, JR. ♦  
ERRETT L. VIELEHR, MAI, CTA ♦♦♦  
MICHAEL SAPIO, MAI ♦  
♦ MAI MEMBER APPRAISAL INSTITUTE  
♦ NJ & PA CERTIFIED GENERAL APPRAISER  
♦ NJ CERTIFIED GENERAL APPRAISER  
♦ NJ CERTIFIED TAX ASSESSOR CTA

TELEPHONE 856-429-2709  
TELECOPIER 856-864-1101  
E-MAIL [RMS@RMSapiro.com](mailto:RMS@RMSapiro.com)

**RESIDENTIAL DIVISION**  
PETER McCAFFREY \*

April 10, 2023

\* NJ LICENSED APPRAISER

Kimberly Larter, QPA  
Purchasing Department  
County of Gloucester  
Two S. Broad Street  
Woodbury, NJ 08096

RE: RFP For Appraisal Services for Property Acquisitions Necessary for  
Roadway Improvements and/or Other Unspecified Projects by the  
Gloucester County Department of Public Works, Engineering  
RFP #23-031

Dear Ms. Larter:

Please consider this submission our application to provide appraisal services for property acquisitions necessary for roadway improvement projects and/or other unspecified projects by the Department of Public Works, Engineering. I have attached the general criteria as requested in the RFP.

If you have any questions, or if I can be of any further assistance, please do not hesitate to contact me.

Thank you for considering our application.

Sincerely,

Robert M. Sapiro, Jr.

Robert M. Sapiro, Jr., SCREA #RG00103200

RMS:slg - 2023 Gloucester County RPP.Dox

---

PO Box 1169, Voorhees, New Jersey 08043-1125

RE: RFP For Appraisal Services for Property Acquisitions Necessary for  
Roadway Improvements and/or Other Unspecified Projects by the  
Gloucester County Department of Public Works, Engineering  
RFP #23-031

Gloucester County

Department of Engineering (Public Roadway Acquisitions)  
Board of Freeholders  
Gloucester County Improvement Authority  
Various other county entities

Deptford Township

Harrison Township

Mantua Township

Pitman Borough

West Deptford Township

Wenonah Borough

City of Woodbury

Rowan University

More than 50 various municipalities and agencies throughout Southern New Jersey.

#### Appraisal Cost Details

Usually, real estate appraisals are contracted on a flat fee basis, the price of which is negotiated by the two parties. However, when time is necessary for matters other than preparation of the appraisal, such as, but not limited to, meetings, pre-trial conferences, hearings, testimony, court appearances, etc., that time is billed on a per diem basis at the following hourly rates:

Robert M. Sapiro, Jr.	\$175
Errett L. Vielehr, MAI, CTA	\$175
Michael Sapiro, MAI	\$175
Peter McCaffrey	\$95
All Other Staff Appraisers	\$90

Flat fees and hourly rates include all items of production, typing, reproduction, mailing, etc.

Also enclosed are the resumes of myself and each of our staff members, and related documents.