

Central Virginia Planning District Commission

NOTICE OF AWARD OF EMERGENCY CONTRACT

Date Posted: March 9, 2026

Date Emergency Contract Awarded: March 9, 2026

Provider: NKM Appraisal Management Services, Inc.

Services Procured: Real Estate Consulting Services
3519 No Business Mountain Road, Forest, VA 24551
Bedford County Tax Map Parcel #'s 42-A-18A.

Amount: Base fee of \$5,000.00 plus \$300.00 per hour if additional time is required.

PLEASE TAKE NOTICE that, pursuant to the terms of §2.2-4303(F) of the Code of Virginia (1950, as amended), the Central Virginia Planning District Commission has awarded a contract for the above-named services from the Provider on an EMERGENCY basis. The Executive Director has determined that there exists an emergency situation that justifies the procurement of services without the process of a competitive, sealed bid or competitive negotiations.

The basis for which the Executive Director has determined that an emergency exists is as follows:

A lease to place radio communications equipment atop No Business Mountain in Bedford County will expire on June 30, 2026. Loss of this location in the network will reduce radio functionality between first responders in Central Virginia. There is insufficient time to undertake a competitive process to procure and perform real estate consulting services necessary to negotiate with the landowner.

Due to critical nature of the services to emergency operations, the Executive Director has determined, and recommended to the Central Virginia Radio Board, that an emergency short-term contract should be awarded, as in this case, competitive bidding or negotiation is contrary to the best interest of the public.

NKM Appraisal Management Services, Inc. has the unique skills necessary to fulfill this assignment, which involves land, easements, and tower appraisal, and given the time-sensitive nature of the work, is able to fulfill this assignment on a timely basis. The principal of NKM Appraisal Management Services, Inc. has been appraising and providing quality real estate consulting services in this region since 1983.

