

**MEMORANDUM
COUNTY OF PLACER
DEPARTMENT OF ADMINISTRATIVE SERVICES
PROCUREMENT SERVICES DIVISION**

TO: Honorable Board of Supervisors
FROM: Brett Wood, Purchasing Manager
DATE: January 26, 2016
SUBJECT: Real Property Appraisal and Negotiation Services – Various Firms

ACTION REQUESTED

Approve the award of competitive Request for Qualifications No. 10494 for Real Property Appraisal and Negotiation Services and adopt a list of qualified firms effective for a three-year period of January 26, 2016 through December 31, 2019; and

Approve option to renew the resulting Qualified List on a year-to-year basis for two additional one-year terms.

BACKGROUND

County departments require qualified individuals or firms to provide appraisal and or negotiation services on an as-needed basis. The work will typically be related to right-of-way acquisitions, open space and agricultural conservation easements, leasing activities and/or land acquisitions. These services will primarily be requested by the Department of Public Works and Facilities, Planning Department and County Council. Other County departments may also use these services on an as-needed basis.

To identify a list of qualified firms who can appraise and negotiate real property in Placer County, the Department of Public Works enlisted the assistance of the Procurement Services Division to develop a Request for Qualifications (RFQ) No. 10494. Forty-Four firms were notified of the solicitation, twenty-five firms accessed the documents, and formal responses were received from nine firms.

An evaluation panel comprised of representatives from DPW and Facilities reviewed the responses in accordance with the evaluation criteria contained within the solicitation. The qualified list is based strictly on the requirements and criteria of RFQ 10494 and do not in any way reflect the County's judgment of the responding firms' capabilities to perform work outside of this specific RFQ. A summary of the proposed firms for the qualified list is illustrated in the attachment.

Your Board's approval is required to ratify the panel's recommendation to list the top rated firms and adopt a qualified list for Real Property Appraisal and Negotiation Services effective for three years from January 26, 2016 through December 31, 2019.

FISCAL IMPACT

There is no immediate fiscal impact resulting from this action. Individual County contracts will be negotiated with one or more firms as needed, and the resulting expenditures will be funded from existing budgets or project funds, as appropriate. Contracts of \$50,000.00 or less may be executed by the Purchasing Manager. The County Executive Officer may execute contracts up to the limit authorized by Section 25502.5 of the California Government Code. All County contracts exceeding \$50,000 for County initiated projects will require your Board's approval.

Attachment: Qualified List

cc: Ken Grehm, Director of Public Works & Facilities
John Weber, Right-of-Way Agent
Laurie Morse, Property Manager

QUALIFIED LIST

Real Property Appraisal and Negotiation Services

Associated Right of Way Services (ARWS) 2300 Contra Costa Blvd, Suite 525 Pleasant Hill, CA 94523	Matt Schock	
	Phone:	925-691-8500
	Fax:	925-691-6505
	Email:	Mschock@arws.com
Bender Rosenthal Inc. 4400 Auburn Blvd, Suite 102 Sacramento, CA 95841	David B. Wraa	
	Phone:	916-978-4900
	Fax:	916-978-4904
	Email:	d.wraa@benderrosenthal.com
Dokken Engineering 101 Blue Ravine Road, Suite 200 Folsom, CA 95630	Jamie Formico	
	Phone:	916-858-0642
	Fax:	916-858-0643
	Email:	msalveson@dokkenengineering.com
Johnson Valuation Group P.O. Box 11430 Zephyr Cove, NV 89448	Ben Johnson	
	Phone:	775-588-6137
	Fax:	775-588-8295
	Email:	ben@johnsonvg.com
Lynn Barnett Associates P.O. Box 16783 South Lake Tahoe, CA 96151	Lynn C. Barnett	
	Phone:	530-600-0695
	Fax:	916-600-0695
	Email:	lynn@lynnbarnett.com
Overland Pacific and Cutler 1 Jenner, Suite 200 Irvine, CA 92618	Cynthia Colburn	
	Phone:	949-951-5263
	Fax:	949-951-6651
	Email:	jmendoza@opservices.com
Pattison & Associates Inc. 8920 Emerald Park Drive, Suite G Elk Grove, CA 95624	Michael Pattison	
	Phone:	916-714-3010
	Fax:	916-714-3065
	Email:	mike@pattisonappraisals.com
Universal Field Services Inc. 1900 Point West Way, Suite 120 Sacramento, CA, 95815	Leslie Finnigan	
	Phone:	916-564-9980
	Fax:	916-564-9985
	Email:	lfinnigan@ufsrw.com