



**MEMORANDUM
PROCUREMENT SERVICES**
County of Placer

TO: Honorable Board of Supervisors **DATE:** February 22, 2022
FROM: Todd Leopold, County Executive Officer
BY: Brett Wood, Purchasing Manager
SUBJECT: Right-of-Way Appraisal, Negotiation, and Related Services and Real Property Appraisal Services - Various Firms

ACTION REQUESTED

1. Approve the Qualified List based on the competitive Request for Qualifications No. 20242 for professional consulting services for right-of-way appraisal, negotiation, and related service and real property appraisal services to be provided as needed for the period of February 22, 2022, to December 31, 2025.
2. Approve option to renew the resulting Qualified List on a year-to-year basis for two (2) additional one-year terms.

BACKGROUND

Placer County requires qualified individuals or firms to provide appraisal and or negotiation services on an as-needed basis related to right-of-way acquisitions, open space and agricultural conservation easements, leasing activities and/or real property acquisitions. These services will primarily be requested by the Department of Public Works (DPW), Facilities Management Department, Planning Department and County Counsel. 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 requesting departments enlisted the assistance of the Procurement Services Division to develop Request for Qualifications (RFQ) No. 20242. Firms registered with the County, including minority businesses and women business enterprises, were notified of the solicitation. Seventeen firms accessed the documents, and formal responses were received from thirteen firms.

An evaluation panel comprised of representatives from DPW and Facilities Management reviewed the responses in accordance with the evaluation criteria contained within the solicitation. The final Qualified Lists are the result of the panel's recommendation for the top-ranked firms to provide right-of-way appraisal, negotiation, and related service and real property appraisal services based on the requirements and criteria noted in the RFQ and do not in any way reflect the evaluation panel's judgment of the responding firms' capabilities to perform work outside of this specific solicitation.

Honorable Board of Supervisors

February 22, 2022

Right-of-Way Appraisal, Negotiation, and Related Services and Real Property Appraisal

Services - Various Firms

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A summary of the proposed firms for the Qualified Lists is illustrated in the attachment. County departments may use the resulting Qualified List for agreements that will be utilized on an "as-needed" basis depending on available funding, staffing levels and shifting priorities of projects.

Therefore, your Board's approval is required to ratify the panel's recommendation to list the top-ranked firms and adopt Qualified Lists for right-of-way appraisal, negotiation, and related service and real property appraisal services effective for approximately three years from February 22, 2022, to December 31, 2025, and to extend the Qualified Lists on a year-to-year basis for two additional one-year terms.

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 \$100,000 or less may be executed by the Purchasing Manager. All County contracts exceeding \$100,000 for County initiated projects will require your Board's approval.

ATTACHMENTS

Qualified Lists

On File – Draft Master Services Agreement

**APPROVED FIRMS
(firms are listed in alphabetical order)**

| <u>NAME OF FIRM</u> | <u>CONTACT PERSON</u> |
|---|---------------------------------------|
| RIGHT-OF-WAY APPRAISAL, NEGOTIATION AND RELATED SERVICES | |
| CBRE (Commercial Real Estate Services) 1512 Eureka Road, Suite 100 Roseville, CA 95661 | Steve Parent |
| | Phone: 916-919-7262 |
| | Email: steve.parent@cbre.com |
| CMD West 333 University Avenue, Suite 200 Sacramento, CA 95825 | Conner McDonald |
| | Phone: 530-750-9912 |
| | Email: Conner@CMDWest.com |
| Dokken Engineering 101 Blue Ravine Road, Suite 200 Folsom CA 95630 | Jamie Formico |
| | Phone: 916/858-0642 |
| | Email: jformico@dokkenengineering.com |
| Interwest Consulting Group Inc. 1613 Santa Clara Dr. Suite 100 Roseville, CA 95661 | John Almazan |
| | Phone: 916-378-4695 |
| | Email: jalmazan@interwestgrp.com |
| Pattison & Associates, Inc. 2378 Maritime Drive, Suite 110 Elk Grove CA 95758 | Michael Pattison |
| | Phone: 916-714-3010 |
| | Email: mike@pattisonappraisals.com |
| REAL PROPERTY APPRAISAL SERVICES | |
| Bender Rosenthal Incorporated (BRI) 2825 Watt Ave, Suite 200 Sacramento, CA 96151 | Lindy Lee |
| | Phone: 916-978-4900 Ext 2004 |
| | Email: l.lee@benderrosenthal.com |
| CBRE (Commercial Real Estate Services) 1512 Eureka Road, Suite 100 Roseville, CA 95661 | Steve Parent |
| | Phone: 916-919-7262 |
| | Email: steve.parent@cbre.com |
| CMD West 333 University Avenue, Suite 200 Sacramento, CA 95825 | Conner McDonald |
| | Phone: 530/750-9912 |
| | Email: Conner@CMDWest.com |
| Johnson Valuation Group P.O. Box 11430 124 McFaul Way, Ste 201 Lake Tahoe, NV 89448 | Ben Johnson |
| | Phone: 775-588-4787 |
| | Email: info@johnsonvg.com |
| Pattison & Associates, Inc. 2378 Maritime Drive, Suite 110 Elk Grove CA 95758 | Michael Pattison |
| | Phone: 916/714-3010 |
| | Email: mike@pattisonappraisals.com |
| Seevers Jordan Ziegenmeyer – (Integra Realty Resources – Sacramento) 590 Menlo Drive, Suite 1 Rocklin, CA 95765 | Kevin Ziegenmeyer |
| | Phone: 916-435-3883 ext 224 |
| | Email: kziegenmeyer@irr.com |

