

MEMORANDUM
COUNTY OF PLACER
ADMINISTRATIVE SERVICES DEPARTMENT
PROCUREMENT SERVICES DIVISION

TO: Honorable Board of Supervisors

FROM: Jim Boggan, Purchasing Manager *JB*

DATE: January 12, 2010

SUBJECT: Approve the Award of Competitive Request for Qualifications No. 9897 for Real Property Appraisal Services and Adopt a List of Qualified Firms

ACTION REQUESTED

Approve the award of competitive Request for Qualifications (RFQ) No. 9897 for Real Property Appraisal Services and adopt a list of qualified firms to be used on an as-needed basis, effective for a three-year period.

BACKGROUND

The Procurement Services Division developed RFQ No. 9897 for Real Property Appraisal Services at the request of several County departments. The intent of this solicitation was to create a list of qualified firms that County departments could use for assessing property values for various projects. The RFQ was sent to 89 firms and published on the County website. Twenty firms responded to the RFQ.

An evaluation panel consisting of representatives from the Redevelopment Agency, Department of Public Works, and Facility Services rated the submittals in accordance with the evaluation criteria contained in the RFQ. Attachment A shows their individual and collective scores. The RFQ expressed the County's intent to establish separate qualified lists for the Western and Eastern regions of the County.

Based on the overall scores and the County's anticipated requirements over the next three years, the evaluation panel determined that 8 firms should be appointed to the list for the Western region. None of the firms demonstrated sufficient experience or qualifications to be considered for the full breadth of requirements in the Eastern (Tahoe) region of the County. After careful consideration, the panel determined that a Qualified List for the Eastern region would not be necessary. They advised that their respective departments require appraisal services in Tahoe on a sporadic basis, and determined their needs could be addressed with individual informal solicitations.

FISCAL IMPACT

There is no immediate fiscal impact resulting from this action. These services are primarily utilized by the Department of Public Works, Facility Services, and the Redevelopment Agency. Departments will contract with a selected firm as required and the resulting expenditures will be funded from their existing budgets or project funds, as appropriate. Contracts of less than \$50,000.00 may be executed by the Purchasing Manager. Contracts of \$50,000.00 or more will require your Board's approval.

Attachment A: Evaluation Spreadsheet

cc: Ken Grehm, Director of Public Works
Jim Durfee, Director of Facility Services
Jim LoBue, Deputy Director, Redevelopment

COUNTY OF PLACER, AUBURN, CA
RFQ NO. 9897 - Real Property Appraisal Services

Western Placer County area

CONSULTANTS	Location	Area(s) of Interest		Cost Evaluation (20 pts possible)	Rater 1 Facility Services - Property Mgmt Div.		Rater 2 Public Works		Rater 3 Redevelopment Agency		FINAL SCORE	FINAL RANK
		Western Placer	Tahoe Area		Score	Rank	Score	Rank	Score	Rank		
Interwest Consulting	Elk Grove	X	X	14.19	79.19	2	83.19	1	80.19	6	242.57	1
Paragon Partners	Huntington Beach	X	X	12.33	77.33	5	68.33	8	92.33	1	238.00	2
Universal Field Services	Sacramento	X	X	13.82	78.82	3	81.82	2	75.82	11	236.45	3
Smith & Associates	Danville CA	X	NO	10.09	85.09	1	60.09	14	83.09	5	228.26	4
Pattison & Associates	Elk Grove	X	X	8.40	78.40	4	72.40	4	76.40	9	227.21	5
Blaesi & Company	Fair Oaks	X	NO	19.39	69.39	11	78.39	3	79.39	8	227.18	6
Bender Rosenthal	Sacramento	X	NO	9.92	69.92	9	70.92	5	85.92	3	226.75	7
Seevers Jordan Ziegenmeyer	Rocklin	X	NO	7.20	77.20	6	68.20	7	79.20	10	224.61	8
Thurston Appraisals	Gold River	X	X	11.21	76.21	7	69.21	6	74.21	14	219.62	9
Associated Right of Way	Pleasant Hill	X	X	9.59	69.59	10	61.59	13	84.59	4	215.78	10
James Oakham	Auburn	X	NO	12.01	67.01	12	65.01	11	80.01	7	212.02	11
Hamner Jewell & Associates	Pismo Beach	X	NO	10.44	70.44	8	65.44	10	72.44	16	208.33	12
Ribacchi - Weck	Sacramento	X	NO	11.21	41.21	19	68.21	9	92.21	2	201.62	13
Integra Realty Resources	Sacramento	X	NO	8.40	63.40	15	62.40	12	75.40	12	201.21	14
Evans Appraisal Services	Chico	X	X	0.00	65.00	13	34.00	20	73.00	15	172.00	15
Overland Pacific & Cutler	Sacramento	X	X	8.91	63.91	14	51.91	16	55.91	20	171.74	16
Jeremy Bagott Company	Ventura CA	X	X	7.56	57.56	16	37.56	19	74.56	13	169.69	17
Bernard Johnson Group	La Mesa CA	X	X	20.00	50.00	17	55.00	15	62.00	17	167.00	18
ENGlobal Land & Reg.	La Mesa CA	X	X	16.44	41.44	18	48.44	17	58.44	18	148.33	19
RH Davis & Company	Sacramento	X	NO	0.00	35.00	20	44.00	18	58.00	19	137.00	20

Eastern Placer County (Tahoe) area

CONSULTANTS	Location	Area(s) of Interest		Cost Evaluation (20 pts possible)	Laurie Morse Facility Services - Property Mgmt Div.		John Weber Public Works		Steve Brown Redevelopment Agency		FINAL SCORE	FINAL RANK
		Western Placer	Tahoe Area		Score	Rank	Score	Rank	Score	Rank		
Paragon Partners	Huntington Beach	X	X	12.33	34.33	3	75.33	2	62.33	1	172.00	1
Universal Field Services	Sacramento	X	X	13.82	35.82	1	78.82	1	41.82	9	156.45	2
Pattison & Associates	Elk Grove	X	X	8.40	35.40	2	72.40	4	46.40	6	154.21	3
Interwest Consulting	Elk Grove	X	X	14.19	31.19	4	73.19	3	45.19	7	149.57	4
Bernard Johnson Group	La Mesa CA	X	X	20.00	26.00	5	65.00	5	50.00	4	141.00	5
Associated Right of Way	Pleasant Hill	X	X	9.59	18.59	9	54.59	7	56.59	2	129.78	6
Overland Pacific & Cutler	Sacramento	X	X	8.91	18.91	8	62.91	6	28.91	11	110.74	7
ENGlobal Land & Reg.	La Mesa CA	X	X	16.44	22.44	6	34.44	8	48.44	5	105.33	8
Thurston Appraisals	Gold River	X	X	11.21	17.21	10	32.21	9	50.21	3	99.62	9
Jeremy Bagott Company	Ventura CA	X	X	7.56	19.56	7	19.56	10	44.56	8	83.69	10
Evans Appraisal Services	Chico	X	X	0.00	6.00	11	16.00	11	38.00	10	60.00	11

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