

889

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

510



FROM: Department of Facilities Management/Riverside County Flood Control and Water Conservation District/Economic Development Agency

SUBMITTAL DATE:
August 2, 2005

SUBJECT: PREQUALIFICATION FOR PROFESSIONAL REAL ESTATE SERVICES

RECOMMENDED MOTION: That the Board of Supervisors approve the selection of the listed professional Real Estate Service providers (Attachment "A") for use as needed basis and with negotiated fees not to exceed \$100,000 per project.

BACKGROUND: On April 19 and 26, 2005, the Department of Facilities Management, Real Estate Division, in cooperation with the Riverside County Flood Control and Water Conservation District, and the Economic Development Agency, advertised a Request for Qualifications (REQ) for Real Estate Services.

(Continued on Page 2)

Departmental Concurrence

Robin Zimpfer

ROBIN ZIMPFER
Assistant County Executive Officer
Economic Development Agency

Warren D. Williams

WARREN D. WILLIAMS
General Manager – Chief Engineer
Riverside County Flood Control and Water Conservation District

Michael J. Sylwester

MICHAEL J. SYLWESTER, Director
Department of Facilities Management

MLS:MD:eo
9.594

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Lisa Brandl

County Executive Office Signature

Consent
 Policy

 Consent
 Policy

 Dept't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.:

District: ALL

Agenda Number:

3.50

BACKGROUND: (Continued)

The RFQs were submitted for the purpose of developing a pool of qualified Real Estate Service providers to perform various Real Estate services for County entities on an as needed basis.

Per Board Policy H-7 and Government Code, a selection committee made up of employees from the Department of Facilities Management, Riverside County Flood Control and Water Conservation District, and the Economic Development Agency was established to review each firm's qualifications for the following services: Appraisal; Asbestos Survey Services; Demolition and Remediation; Engineering/Building Suitability Review and Feasibility Studies; Geotechnical Surveys; Hazmat Phase I & II Environmental Site Assessment; Project Management; Project Research and Cost Studies; Real Estate Acquisition; Real Property and Leasing Legal Services; Relocation; Right-of-Way Services (to include: Acquisition/Negotiation Services, Appraisals, Government Land Acquisitions, and Relocation); Title, Escrow and Legal Process Services; and Weed and Trash Abatement. After reviewing all the submitted qualifications, firms were selected on the basis of achieving at least a predetermined minimum collectively rated score. Each firm offers particular strengths that apply to the different types of projects directed by the County entities listed above.

Creating and building a pool of qualified real estate service firms is in conformance with Board Policy H-7 for the purpose of being able to quickly respond to County needs and accelerate the delivery of services and projects. Services will be retained on an as needed basis via the issuance of a purchase order for negotiated services including, but not limited to, agreement on the scope of work, terms, conditions and compensations. Firms will be selected by the County entities based on the pre-qualified firm's current workload and the firm's particular qualifications for individual projects.

It is anticipated the size of the projects with which the firms may be involved could range from approximately \$10,000 to \$100,000 with an estimated average project value of \$30,000. The fees for the various projects will range from \$500 to \$100,000 with most averaging around \$15,000.

ATTACHMENT "A"
Pre-qualified Contractors for Professional Real Estate Services

Appraiser Services

Accredited Business Appraisals

27669 Saffron Lane, Santa Clarita, CA 91350

Anza Pacific Appraisal

P.O. Box 890575, Temecula, CA 92589-0575

Byer & Associates Inc.

5100 Birch Street, Newport Beach, CA 92660

Curtis-Rosenthal, Inc.

5959 W. Century Blvd, Suite 1010, Los Angeles CA 90045

Desmond, Marcello & Amster (DM&A)

6060 Center Drive, Suite 825, Los Angeles, CA 90045

Donna Desmond Associates

265 South Beverly Glen Boulevard, Los Angeles, CA 90024

Donahue & Company, Inc.

1601 Dove Street, Suite 170, Newport Beach, CA 92660

Doverspike & Associates Inc.

41919 Moreno Road, Suite F, Temecula, CA 92590

Dozier Appraisal Company

73-255 El Paseo, Suite 17, Palm Desert, CA 92260

First Metro Appraisals

747 W. Katella Avenue, Suite 201, Orange, CA 92667

Fuller Consulting

4910 Campus Drive, Newport Beach, CA 92660-2119

Gary L. Vogt & Associates

33191 Paseo Blanco, San Juan Capistrano, CA 92675

Goepfner & Associates, Inc.

1096 Sea Bluff Drive, Costa Mesa CA 92627

George Hamilton Jones, Inc. Appraisal Consultants

717 Lido Park Drive, Suite D, Newport Beach, CA 92663

Hennesey & Hennesey

750 Terrado Plaza, Suite 212, Covina, CA 91723

Appraisers Services - Continued

Henry Nunez Coordinated Land Services

11 E. Huntington Drive, Arcadia, CA 91006

Himes & Himes, Inc.

750 Terrado Plaza, Suite 212, Covina, CA 91723

Inland Appraisal

103 Cascade Street, Redlands, CA 92373-4818

Integra Realty Sources – San Diego

1750 Fifth Avenue, 4th Floor, San Diego, CA 92101

Lea Associates, Inc. Property Economics

1635 Pontius Avenue, Los Angeles, CA 90025

Len Perdue & Associates

2061 3rd Street, Suite G, Riverside, CA 92507

Les Bower & Associates

2627 Elsinore Road, Riverside, CA 92506

MacKenzie, Wagner & Associates, Inc.

P.O. Box 14307, Palm Desert, CA 92255-4307

Mason & Mason Real Estate Appraisers & Consultants

2609 Honolulu Avenue, Suite 100, Montrose, CA 91020-1706

Reinhart-Fontes Associates, Inc.

2885 Business Way, Riverside, 92501

Riggs & Riggs, Inc.

4195 Valley Fair Street, Suite 207, Simi Valley, CA 93063

Robert Shea Perdue Real Estate Appraisal

41919 Moreno Road, Suite A, Temecula, CA 92590

Singler Valuation Consulting

2127 Lyans Drive, La Canada, CA 91011

Smothers Appraisal

1807 North "D" Street, San Bernardino, CA 92405

Specialized Equipment Appraisal

23462 Caminito Salado, Laguna Hills, CA 92653-1626

Tierra West

133 N. Buena Vista St., Suite 4, Hemet, CA 92543

Appraisers Services – Continued

Tucker Appraisal Service Corporation

P.O. Box 673, Murrieta, CA 92564-0673

Valentine Appraisal & Associates

23942 Lyons Avenue, Suite 212, Santa Clarita, CA 91321

Waldron & Associates, Inc.

205 South Orange Street, Suite 100, Orange, CA 92866

Warren H. Neville, MAI

5015 Canyon Crest Drive, Suite 202, Riverside, CA 92507

Attorney Services

Stradling Yocca Carlson & Rauth

660 Newport Center Drive, Suite 1600, Newport Beach, CA 92660-6422

Reid & Hellyer

3880 Lemon Street, Riverside, CA 92501

Best Best & Krieger LLP

3750 University Avenue, Riverside, CA 92502-1028

Nossaman, Guthner, Knox & Elliott, LLP

18101 Von Karman Avenue, Irvine, CA 92612-0177

Demolition and Remediation Services

Allwest Remediation, Inc.

1201 N. Barsten Way, Anaheim, CA 92806

AON, INC.

P.O. Box 302, Bloomington, CA 92316

C. R. GANN DEMOLITON, INC.

4020 Bain Street, Mira Loma, CA 91752

Interstate Waste & Demolition Inc.

695 W. La Cadena Drive, Riverside, CA 92501

Warren Duncan Contracting - Contracting & Equipment Rental

2148 Glen Helen Pkwy, Devore, CA 92407

Legal Services

American Eagle Attorney Service

8650 Vineyard Ave., Suite 111, Rancho Cucamonga, CA 91730

American Process Servers

Sindi Bessent-Chasse, Owner

Paragon Partners Ltd.

5762 Bolsa Avenue, Suite 201, Huntington Beach, CA 92649

Sarnoff Court Reporters

46 Corporate Park, Suite 100, Irvine, CA 92606

Worldwide Attorney Services

1533 Wilshire Blvd., Los Angeles, CA 90017

Phase I, Phase II, Hazardous Materials and/or Environmental Services

Allwest Remediation, Inc.

1201 N. Barsten Way, Anaheim, CA 92806

Ami Adini & Associates, Inc.

4657 Hollywood Boulevard, Los Angeles, CA 90027

Bryan A Stirrat & Associates

1360 Valley Vista Drive, Diamond Bar, CA 91765

EI

5845 Avenida Encinas, Suite 128, Carlsbad, CA 92008

The Reynolds Group

P.O. Box 1996, Tustin, CA 92781-1996

URS Corporation

4505 Allstate Drive, Suite 7, Riverside, CA 92501

Relocation Services

Epic Land Solutions, Inc.

3941 Brockton Ave, Suite 3, Riverside, CA 92501

Henry Nunez Coordinated Land Services

11 E. Huntington Drive, Arcadia, CA 91006

Facilities Planning and Mgmt – Project Mgmt & Relocation Assistance Services

11 Golden Shore, Suite 550, Long Beach, CA 90802

Overland, Pacific Cutler, Inc.

41555 Cook Street, Suite 250, Palm Desert, CA 92260

Paragon Partners Ltd.

5762 Bolsa Avenue, Suite 201, Huntington Beach, CA 92649

Property Specialist, Inc

30021 Tomas Street, Suite 300, Rancho Santa Margarita, CA 92688

Universal Field Services

18733 Beach Boulevard, Suite 220, Huntington Beach, CA 92648

Right of Way Consultants Services

Del Richardon & Associates. Inc.

510 S. La Brea Avenue, Inglewood, CA 90301

Desmond, Marcello & Amster (DM&A)

6060 Center Drive, Suite 825, Los Angeles, CA 90045

Epic Land Solutions, Inc.

3941 Brockton Ave, Suite 3, Riverside, CA 92501

Henry Nunez Coordinated Land Services

11 E. Huntington Drive, Arcadia, CA 91006

Michael L. Heineke SR/WA

15416 Olive Branch Drive, La Mirada, CA 90638-2430

Overland, Pacific Cutler, Inc.

41555 Cook Street, Suite 250, Palm Desert, CA 92260

Paragon Partners Ltd.

5762 Bolsa Avenue, Suite 201, Huntington Beach, CA 92649

Rick Engineering Company

1223 University Avenue Suite 240, Riverside, CA 92507

Sanki Pastore & Hill, Inc. (*Goodwill Valuation Services*)

1990 South Bundy Drive, Suite 800, Los Angeles, CA 90025

S.L. Pleasant & Associates

3272 North "E" Street, Suite C, San Bernardino, CA 92405

Title Company Services

Chicago Title

560 East Hospitality Lane, San Bernardino, CA 92408

First American Title Company

3625 Fourteenth Street, Riverside, CA 92502

Land America Lawyers Title Company

655 North Central Avenue, Suite 2200, Glendale, CA 91203

Orange Coast Title Company

1060 E. Washington Street, Suite 200, Colton, CA 92324

Stewart Title of California

180 N. Riverview Drive, Suite 100, Anaheim, CA, 92808

United Title, Colton & Glendale

500 N. Brand Blvd., Suite 1150, Glendale, CA 91203