

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



FROM: Economic Development Agency

SUBMITTAL DATE:
March 24, 2011

SUBJECT: Prequalification for and Procurement of Real Estate Appraisal Services

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the selection of the attached list of professional real estate appraisal service providers for use on an as-needed basis; and
2. Authorize the Economic Development Agency (EDA) to procure real estate appraisal services from the list of prequalified providers in conjunction with acquisition of real property for the Neighborhood Stabilization Program (NSP).

BACKGROUND: (Commences on Page 2)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 100,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: Yes

SOURCE OF FUNDS: Neighborhood Stabilization Program

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

C.E.O. RECOMMENDATION:

APPROVE

BY:

Jennifer L. Sargent

County Executive Office Signature

Dep't Recomm.: ☐ Policy

Consent ☐

Per Exec. Ofc.: ☐

Policy ☒

Consent ☐

Per Exec. Ofc.: ☐

Prev. Agn. Ref.: N/A

District: ALL

Agenda Number:

3.6

BACKGROUND: The Economic Development Agency solicited qualified vendors to submit Requests for Qualification (RFQ) for real estate appraisal services. The RFQs were submitted for the purpose of developing a pool of qualified real estate appraisal service providers (providers) to perform appraisals on real property being acquired as part of the Neighborhood Stabilization Program. Creating and building a pool of qualified providers is in conformance with Board Policy H-7 for the purpose of selecting contracted providers within cost and time constraints.

General public notice regarding the RFQ was published on January 22, 2011 in the Press Enterprise and Desert Sun Newspapers and on January 26, 2011 in the Palo Verde Valley Times Newspaper. In addition, the RFQ was advertised on the EDA website and written notification of the RFQ was given to the current list of prequalified providers. The deadline to respond to the RFQ was February 22, 2011.

Eight appraisers responded to the RFQ. Per Board Policy H-7, the quotations submitted by providers list their professional experience, qualifications, and ability to perform. A four member evaluation panel, comprised of EDA staff, reviewed each submitted RFQ package and scored individual applicants based on their qualifications, experience and their ability to provide appraisals on various types of residential real property. After reviewing all submitted qualifications, six providers were selected on the basis of achieving at least a predetermined minimum rated score. Each selected provider will enter into an agreement for appraisal services with EDA. The agreement for appraisal services will be reviewed and approved by County Counsel as to legal form.

Appraisal services will be procured on an as-needed basis via the issuance of purchase orders for negotiated services including, but not limited to, agreement on the scope of work, terms, conditions, and compensations. Providers will be procured by EDA based on the prequalified provider's current workload, geographic location of subject property to be appraised and EDA's particular qualifications for individual projects.

It is anticipated that the professional service fees for the projects with which the prequalified providers may be involved could range from approximately \$300 to \$500, with an estimated average service fee of \$450.

The appraiser agreement will terminate on June 30, 2012.

This Form 11 has been reviewed and approved by County Counsel as to legal form.

Attachment:
NSP and RDA Approved Appraiser List



**Pre-Qualified Real Estate Appraisal Service Providers
NSP and RDA Foreclosure-Related Programs
April 2011-June 30, 2012**

- 1) Hannelore Inman, Skyline Real Estate Services
PO Box 181333
Coronado, CA 92173
619-318-0961
skylinerealestateservices@yahoo.com
- 2) Robert King, Del Rey Appraisal Services
28131 White Sand Trail
Moreno Valley, CA 92555
951-850-4115
bking@delreyappraisal.com
- 3) Jim Kliegl, Top Notch Appraisals
8780 19th Street, Suite 277
Alta Loma, CA 91701
909-997-9001
appraiserjimk@charter.net
- 4) Flavia Krieg, Appraisal Consultants
5902 Magnolia Avenue
Riverside, CA 92506
951-686-9661
fkrieg@appraisal-consultants.com
- 5) Len Perdue, Len Perdue & Associates
2061 Third Street, Suite G
Riverside, CA 92507
951-686-6470
len@lenperdue.com
- 6) Michael Scarcella, Capital Realty Analysts
78015 Main Street, Suite 204
La Quinta, CA 92253
760-564-6222
mike@realtyadvisor.com