

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

142



**FROM:** Economic Development Agency / Facilities Management

**SUBMITTAL DATE:**  
November 23, 2011

**SUBJECT:** Pre-Qualified Vendor List for Professional Real Estate Services

**RECOMMENDED MOTION:** That the Board of Supervisors approve the attached pre-qualified list of Real Estate Service firms in accordance with Board Policy H-7

**BACKGROUND:** The Economic Development Agency, Real Estate Division, in cooperation with the Riverside County Flood Control and Water Conservation District, solicited qualified vendors to submit Requests for Qualifications (RFQ) for real estate services. The RFQs were submitted for the purpose of developing a pool of qualified real estate service firms (Attachment A) to perform various real estate services for County entities on an as needed basis.

(Continued)

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2011/12

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** No

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

**C.E.O. RECOMMENDATION:** APPROVE

BY:   
Jennifer L. Sargent

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
 BY: 11/21/11  
 WARREN D. WILLIAMS, Chief Engineer  
 Riverside County Flood Control and Water Conservation District  
 Departmental DAT

- Dept't Recomm.:  Consent
- Per Exec. Ofc.:  Consent
- Policy
- Policy

**BACKGROUND:** (Continued)

Per Board Policy H-7 and Government Code 4526, a selection committee made up of employees from the Economic Development Agency and Riverside County Flood Control and Water Conservation District was established to review each firm's qualifications for the following services: Appraisal, Architectural/Contractor Services, 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. 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. Retention of outside legal services will be reviewed and must be approved by the office of County Counsel prior to issuance of any purchase order.

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.

**Attachments:**

Attachment A - Pre-Qualified Vendors for Professional Real Estate Services

**ATTACHMENT A**  
**PRE-QUALIFIED VENDOR LIST**  
**FOR PROFESSIONAL REAL ESTATE SERVICES**  
**APPRAISAL SERVICES**

**ACCREDITED BUSINESS APPRAISALS (661) 263-0911**  
**27669 SAFFRON LANE, SANTA CLARITA, CA 91350**

**ANDERSON & BRABANT (760) 741-4146**  
**353 WEST NINTH AVENUE, ESCONDIDO, CA 92025-5032**

**BYER & ASSOCIATES, INC. - MARK HASKER BYER, MAI (949) 752-1108**  
**5100 BIRCH STREET, 2<sup>ND</sup> FLOOR, NEWPORT BEACH, CA 92660**

**CALIFORNIA COMMERCIAL APPRAISERS (858) 568-1191**  
**PO BOX 261688, SAN DIEGO, CA 92169**

**CAPITAL REALITY ANALYSTS (760) 564-6233**  
**78-015 MAIN STREET, SUITE 204, LA QUINTA, CA 92253**

**COLLIER INTERNATIONAL (760) 444-8046**  
**5796 ARMADA DRIVE, SUITE 210, CARLSBAD, CA 92008**

**CROCKETT & ASSOCIATES, LTD (760) 445-5902**  
**4367 HIGHWAY 78, SUITE 104, SANTA YSABEL, CA 92070**

**DESMOND, MARCELLO & AMSTER (DM&A) (310) 216-1399**  
**6060 CENTER DRIVE, SUITE 825, LOS ANGELES, CA 90045**

**DONNA DESMOND ASSOCIATES (310) 475-1114**  
**265 SOUTH BEVERLY GLEN BLVD, LOS ANGELES, CA 90024**

**DOZIER APPRAISAL SERVICES**  
**73-255 EL PASEO, SUITE 17, PALM DESERT, CA 92260**

**FIRST METRO APPRAISALS (714) 744-1074**  
**747 W. KATELLA AVENUE, SUITE 201, ORANGE, CA 92867**

**LEO G.A FULLER & ASSOCIATES (MOBILE HOME SPECIALIST) (909) 795-1273**  
**522 MYRTLEWOOD DRIVE, CALIMESA, CA 92320**

**GARY L. VOGT & ASSOCIATES (949) 489-8029**  
**33191 PASEO BLANCO, SAN JUAN CAPISTRANO, CA 92675**

**GOEPPNER & ASSOCIATES, INC. (800) 334-1956**  
**1096 SEA BLUFF DRIVE, COSTA MESA, CA 9262**

**GEORGE HAMILTON JONES, INC. APPRAISAL CONSULTANTS (949) 673-6733  
717 LIDO PARK DRIVE, SUITE D, NEWPORT BEACH, CA 92663**

**HAWRAN & MALM, LLC (949) 477-4977  
901 DOVE STREET, SUITE 155, NEWPORT BEACH, CA 92660**

**HENNESEY & HENNESEY (714) 730-0744  
17602 SEVENTEENTH STREET, SUITE 102, BOX 246, TUSTIN, CA 92780**

**HIMES & HIMES, INC. (626) 331-0091  
750 TERRADO PLAZA, SUITE 212, COVINA, CA 91723**

**HODGES LACEY & ASSOCIATES, LLC (800) 308-9860  
844 9<sup>TH</sup> STREET, UNIT 5, SANTA MONICA, CA 90403**

**INLAND APPRAISAL (909) 798-2910  
103 CASCADE STREET, REDLANDS, CA 92373**

**INLAND EMPIRE CONSULTANTS, INC. (909) 988-3200  
545 WEST 6<sup>TH</sup> STREET, ONTARIO, CA 91762-1309**

**INTEGRA REALITY RESOURCES (818) 593-7200 OR (949) 709-7200  
20720 VENTURA BLVD, SUITE 240, WOODLAND HILLS, CA 91364  
24411 RIDGE ROUTE DRIVE, SUITE 100, LAGUNA HILLS, CA 92653**

**JONES, ROACH & CARINGELLA, INC. (858) 565-2400  
2221 CAMINO DEL RIO SOUTH, SUITE 202, SAN DIEGO, CA 92108**

**KILEY COMPANY (714) 665-6515  
2681 DOW AVENUE, SUITE E, TUSTIN, CA 92780**

**LEA ASSOCIATES, INC. (310) 477-6595  
1635 PONTIUS AVENUE, LOS ANGELES, CA 90025**

**LEN PERDUE & ASSOCIATES (951) 686-6470  
2061 3<sup>RD</sup> STREET, SUITE G, RIVERSIDE, CA 92507**

**LIDGARD & ASSOCIATES (714) 633-8441  
2592 N. SANTIAGO BLVD, ORANGE, CA 92867-5246**

**MARINA HILLS APPRAISAL (951) 757-0761  
38337 PLACER CREEK STREET, MURRIETA, CA 92562**

**MASON & MASON REAL ESTATE APPRAISERS & CONSULTANTS (818) 957-1881  
2609 HONOLULU AVENUE, SUITE 100, MONTROSE, CA 91020-1706**

**MICHAEL FRANCIS (949) 306-3388  
P.O. BOX 11808, NEWPORT BEACH, CA 92658**

**MORRIS L. REYNOLDS (951) 776-0200  
231 E ALESSANDRO BLVD, # A BOX 300, RIVERSIDE, CA 92508**

**PIKE AND ASSOCIATES (949) 888-9148  
ONE LUSITANO, COTO DE CAZA, CA 92679**

**PORTER APPRAISAL SERVICES (951) 452-1515  
31915 RANCHO CALIFORNIA ROAD, SUITE 200, TEMECULA CA 92591**

**REINHART-FONTES ASSOCIATES, INC. (951) 274-0140  
2285 BUSINESS WAY, RIVERSIDE, CA 92501**

**RIGGS & RIGGS, INC. (805) 578-2400  
4195 VALLEY FAIR STREET, SUITE 207, SIMI VALLEY, CA 93063**

**PERDUE & ROUTH REAL ESTATE APPRAISAL (951) 694-6904  
41919 MORENO ROAD, SUITE A, TEMECULA, CA 92590**

**SKYLINE REAL ESTATE SERVICES (619) 318-0961  
PO BOX 181333, CORONADO, CA 92178**

**SMOTHERS APPRAISAL (909) 881-1864  
1807 NORTH "D" STREET, SAN BERNARDINO, CA 92405**

**TIERRA WEST (951) 929-2345  
133 N. BUENA VISTA STREET, SUITE 4, HEMET, CA 92543**

**TUCKER APPRAISAL SERVICE CORPORATION (951) 677-4888  
P.O. BOX 673, MURRIETA, CA 92564-0673**

**VALENTINE APPRAISAL & ASSOCIATES (661) 288-0198  
23942 LYONS AVENUE, SUITE 212, SANTA CLARITA, CA 91321**

**VILLAGAS APPRAISAL COMPANY (909) 981-4153  
732 N. MOUNTAIN AVENUE, SUITE D, UPLAND, CA 91786**

**WARREN H. NEVILLE, MAI (951) 784-7340  
5015 CANYON CREST DRIVE, SUITE 202, RIVERSIDE, CA 92507**

**WOOD AND ASSOCIATES (858) 395-2265  
1013 CLIPPER COURT, DEL MAR, CA 92014**

### **ARCHITECTS/CONTRACTORS**

**CHAMPION ELECTRIC INC. (951) 276-9619  
3950 GARNER ROAD, RIVERSIDE, CA 92501**

**EDGE DEVELOPING (951) 296-0776  
27368 VIA INDUSTRIA, SUITE 101, TEMECULA, CA 92590**

**VPC VILLACORTA PACIFIC CONSTRUCTION, INC. (562) 682-1510  
12470 HIGHLAND DRIVE, TUSTIN, CA 92782**

### **ATTORNEY/LEGAL SERVICES**

**BEST BEST & KRIEGER LLP (951) 686-1450  
3750 UNIVERSITY AVENUE, SUITE 400, RIVERSIDE, CA 92502-1028**

**FREELAND, MCKINLEY & MCKINLEY (858) 932-8367  
16236 SAN DIEGUITO ROAD, SUITE 5-25, RANCHO SANTA FE, CA 92091**

**MURPHY & EVERTZ. LLP  
650 TOWN CENTER DRIVE, SUITE 550, COSTA MESA, CA 92626**

**NIXON PEABODY, ATTORNEY AT LAW (213) 629-6066  
555 WEST FIFTH STREET, 46<sup>TH</sup> FLOOR, LOS ANGELES, CA 90013**

**REID & HELLYER (951) 682-1771  
3880 LEMON STREET, RIVERSIDE, CA 92501**

**REMY, THOMAS, MOOSE AND MANLEY, LLP ATTORNEYS AT LAW (916) 443-2745  
455 CAPITOL MALL, SUITE 210, SACRAMENTO, CA 95814**

### **BUILDING AUDITOR**

**COMMERCIAL REAL ESTATE INSPECTORS, LLC (CREI) (818) 957-4654  
3266 KIRKHAM DRIVE, GLENDALE, CA 91206**

### **COST ESTIMATING**

**CORRIDOR ANALYSIS (951) 333-3540  
29307 HIGHLAND BLVD., MORENO VALLEY, CA 92555**

**D.C. CONSTRUCTION MANAGEMENT SERVICES (310) 317-1500  
550 SCHUERON ROAD, MALIBU, CA 90265-3046**

**PROACTIVE ENGINEERING CONSULTANTS (951) 280-3300  
1875 CALIFORNIA AVENUE, CORONA, CA 92881**

**ROSENOW SPEVACEK GROUP, INC. (RSG) (714) 541-4585  
309 WEST 4<sup>TH</sup> STREET, SANTA ANA, CA 92701**

**TRANSTECH/MAPCO (909) 384-7464  
413 MACKAY DRIVE, SAN BERNARDINO, CA 9240**

## DEMOLITION AND REMEDIATION SERVICES

**AON, INC. (909) 350-8681  
15358 VALLEY BLVD, FONTANA, CA 92335**

**BEST DRILLING & PUMP, INC  
PO BOX 389, BLOOMINGTON, CA 92316**

**C.R. GANN DEMOLITION, INC. (909) 928-3138  
31521 PARK BLVD, NUEVO, CA 92567**

**FRED'S GLASS & MIRROR, INC. (951) 509-7709  
7123 ARLINGTON AVENUE, SUITE D, RIVERSIDE, CA 92503**

**VIZION'S WEST, INC. (951) 244-3050  
PO BOX 988, WINCHESTER, CA 92596**

**VIKING DEMOLITION (818) 500-9447  
P.O. BOX 251257, GLENDALE, CA 91225-1257**

## ENGINEERS

**COACHELLA VALLEY ENTERPRISE (CVE) (760) 360-4200  
77-933 LAS MONTANAS ROAD, SUITE 101, PALM DESERT, CA**

**FUSCOE ENGINEERING, INC. (949) 474-1960  
16795 VON KARMAN, SUITE 100, IRVINE, CA 92606**

**GFB-FRIEDRICH & ASSOCIATES, INC. (CIVIL) (951) 781-0811  
6529 RIVERSIDE AVENUE, SUITE 200, RIVERSIDE CA 92506**

**HDR ENGINEERING (951) 320-7500  
2280 MARKET STREET, SUITE 100, RIVERSIDE, CA 92501**

**MSA CONSULTING INC. (760) 320-9811  
34200 BOB HOPE DRIVE, RANCHO MIRAGE, CA 92270**

**NOLTE ASSOCIATES, INC. (858) 385-0500  
15070 AVENUE OF SCIENCE, SUITE 100, SAN DIEGO, CA 92128**

**PROACTIVE ENGINEERING CONSULTANTS (951) 280-3300  
1875 CALIFORNIA AVENUE, CORONA, CA 92881**

**TKE ENGINEERING, INC. (951) 680-0490  
2305 CHICAGO AVENUE, RIVERSIDE, CA 92507**

**RICK ENGINEERING COMPANY (951) 782-0707  
1223 UNIVERSITY AVENUE, SUITE 240, RIVERSIDE, CA 92507**

**TRANSTECH/MAPCO (909) 384-7464  
413 MACKAY DRIVE, SAN BERNARDINO, CA 92408**

**VA CONSULTING INC. (951) 340-0030  
255 E. RINCON STREET, SUITE 323, CORONA, CA 92879**

**VPC VILLACORTA PACIFIC CONSTRUCTION, INC. (562) 682-1510  
12470 HIGHLAND DRIVE, TUSTIN, CA 92782**

**WINCHESTER ASSOCIATES, INC. (951) 924-5425  
23640 TOWER STREET, SUITE 3, MORENO VALLEY, CA 92553**

### **LAND SURVEYING**

**CES (951) 808-8585  
2279 EAGLE GLEN PARKWAY, SUITE 112-329, CORONA, CA 92883**

**COACHELLA VALLEY ENTERPRISE (CVE) (760) 360-4200  
77-933 LAS MONTANAS ROAD, SUITE 101, PALM DESERT, CA**

**COZAD & FOX INC. (951) 652-4454  
151 S. GIRARD STREET, HEMET, CA 92544**

**HESS SURVEY (951) 352-2200  
PO BOX 578, NUEVO, CA 92567**

**LEJA SURVEYING CORPORATION (909) 797-3043  
13642 HIGHLAND OAKS DRIVE, YUCAIPA, CA 92399**

**MSA CONSULTING INC. (760) 320-9811  
34200 BOB HOPE DRIVE, RANCHO MIRAGE, CA 92270**

**PROACTIVE ENGINEERING CONSULTANTS (951) 280-3300  
1875 CALIFORNIA AVENUE, CORONA, CA 92881**

**TRANSTECH/MAPCO (909) 384-7464  
413 MACKAY DRIVE, SAN BERNARDINO, CA 92408**

**RICK ENGINEERING COMPANY (951) 782-0707  
1770 IOWA AVENUE, SUITE 100, RIVERSIDE, CA 92507**

**VA CONSULTING INC. (951) 340-0030  
255 E. RINCON STREET, SUITE 323, CORONA, CA 92879**

**WINCHESTER ASSOCIATES (951) 924-5425  
23640 TOWER STREET, MORENO VALLEY, CA 92553**



## **PHASE I, PHASE II, HAZARDOUS MATERIALS AND/OR ENVIRONMENTAL SERVICES**

**CES (951) 808-8585**

**2279 EAGLE GLEN PARKWAY, SUITE 112-329, CORONA, CA 92883**

**CONVERSE CONSULTANTS (909) 796-0544**

**10391 CORPORATE DRIVE, REDLANDS, CA 92374**

**EEI (760) 431-3747**

**2195 FARADAY AVENUE, SUITE K, CARLSBAD, CA 92008**

**IMPACT SCIENCES (916) 787-0818**

**1544 EUREKA ROAD, SUITE 180, ROSEVILLE, CA 95661**

**LEIGHTON & ASSOCIATES (951) 296-0530**

**41715 ENTERPRISE CIRCLE N, SUITE 103, TEMECULA, CA 92590**

**URS CORPORATION (951) 778-9601**

**4505 ALLSTATE DRIVE, SUITE 7, RIVERSIDE, CA 92501**

## **RELOCATION SERVICES**

**CALIFORNIA PROPERTY SPECIALISTS INC. (CPSI) (714) 550-4628**

**27782 VISTA DEL LAGE, SUITE C29, MISSION VIEJO, CA 92692**

**CAL PACIFIC LAND SERVICES, INC. (714) 848-0047**

**7222 EDINGER AVENUE, SUITE 200, HUNTINGTON BEACH, CA 92647**

**EPIC LAND SOLUTIONS, INC (951) 321-1800**

**3850 VINE STREET, SUITE 200, RIVERSIDE, CA 92507**

**OVERLAND, PACIFIC CUTLER, INC. (951) 683-2353**

**2280 MARKET STREET, SUITE 200, RIVERSIDE, CA 92501**

**RC PROFESSIONAL GROUP (951) 746-4290**

**35621 EPPLE STREET, MURRIETA, CA 92563**

**PARAGON PARTNERS LTD. (951) 274-0000**

**3403 TENTH STREET, SUITE 743, RIVERSIDE, CA 92501**

**ROMO ACQUISITIONS & RELOCATION SERVICES (951) 662-7997**

**5352 EL RIVINO ROAD, RIVERSIDE, CA 92509**

**ROSENOW SPEVACEK GROUP, INC. (RSG) (714) 541-4585**

**309 WEST 4<sup>TH</sup> STREET, SANTA ANA, CA, 92701**

## **RIGHT OF WAY CONSULTANT SERVICES**

**CALIFORNIA PROPERTY SPECIALISTS INC. (CPSI) (714) 550-4628  
27782 VISTA DEL LAGE, SUITE C29, MISSION VIEJO, CA 92692**

**CAL PACIFIC LAND SERVICES, INC. (714) 848-0047  
7222 EDINGER AVENUE, SUITE 200, HUNTINGTON BEACH, CA 92647**

**COACHELLA VALLEY ENTERPRISE (CVE) (760) 360-4200  
77-933 LAS MONTANAS ROAD, SUITE 101, PALM DESERT, CA**

**COLDWELL BANKER COMMERCIAL LYLE & ASSOCIATES (760) 772-6400  
78-000 FRED WARING DRIVE, SUITE 200, PALM DESERT, CA 92211**

**COLLIER INTERNATIONAL (760) 444-8046  
5796 ARMADA DRIVE, SUITE 210, CARLSBAD, CA 92008**

**DEL RICHARDON & ASSOCIATES INC. (310) 645-3729  
510 S. LA BREA AVENUE, INGLEWOOD, CA 90301**

**EPIC LAND SOLUTIONS, INC. (951) 321-1800  
3850 VINE STREET, RIVERSIDE, CA 92507**

**LEA ASSOCIATES, INC. (310) 477-6595  
1635 PONTIUS AVENUE, LOS ANGELES, CA 90025**

**OVERLAND, PACIFIC CUTLER, INC. (760) 776-1238  
2280 MARKET STREET, SUITE 200, RIVERSIDE, CA 92501**

**PARAGON PARTNERS LTD. (951) 274-0000  
3403 TENTH STREET, SUITE 743, RIVERSIDE, CA, 92501**

**RICK ENGINEERING COMPANY (951) 782-0707  
1770 IOWA AVENUE, SUITE 100, RIVERSIDE, CA 92507**

**ROMO ACQUISITIONS & RELOCATION SERVICES (951) 662-7997  
5352 EL RIVINO ROAD, RIVERSIDE, CA 92509**

**RC PROFESSIONAL GROUP (951) 746-4290  
35621 EPPLE STREET, MURRIETA, CA 92563**

**SANKI PASTORE & HILL, INC. (GOODWILL VALUATION SERVICES) (310) 571-3400  
1990 SOUTH BUNDY DRIVE, SUITE 800, LOS ANGELES, CA 90025**

**THOMAS J. ZIA & ASSOCIATES (714) 381-9642  
12862 GARDEN GROVE BLVD. SUITE 220, GARDEN GROVE, CA 92843**

**TKE ENGINEERING, INC. (951) 680-0490  
2305 CHICAGO AVENUE, RIVERSIDE, CA 92507**

**TRANSTECH/MAPCO (909) 384-7464  
413 MACKAY DRIVE, SAN BERNARDINO, CA 92408**

**URBAN ONE (213) 618-9781  
3609 SIERRA VISTA AVENUE, GLENDALE, CA 91208**

### **TITLE & ESCROW SERVICES**

**CHICAGO TITLE (909) 381-6712  
560 EAST HOSPITALITY LANE, SAN BERNARDINO, CA 92408**

**FIRST AMERICAN TITLE COMPANY (909) 477-5657  
3281 E. GAUSTI ROAD, SUITE 440, ONTARIO, CA 91761**

**LAWYERS TITLE COMPANY (949) 724-3170  
4100 NEWPORT PLACE DRIVE, SUITE 120, NEWPORT BEACH, CA 92660**

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (818) 913-9677  
101 NORTH BRAND BLVD, 14<sup>TH</sup> FLOOR, GLENDALE, CA 91203**

**ORANGE COAST TITLE COMPANY (800) 540-3515  
640 NORTH TUSTIN AVENUE, SUITE 106, SANTA ANA, CA 92705**

**STEWART TITLE OF CALIFORNIA (800) 346-1444  
7065 INDIANA AVENUE, SUITE 100, RIVERSIDE, CA 92506**