

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



131

FROM: Economic Development Agency

SUBMITTAL DATE:
May 31, 2012

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:	2012/13

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

FISCAL PROCEDURES APPROVED
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 BY: SAMUEL WONG
 DATE: 5/21/12

FORM APPROVED COUNTY COUNSEL
 BY: ANITA C. WILLIS
 DATE: 5-14-12

Dept's Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: N/A

District: ALL

Agenda Number:

3.18

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 NSP. 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 March 21, 2012, in the Press Enterprise, the Desert Sun and the Palo Verde Valley Times Newspapers. In addition, the RFQ was advertised on the EDA website. The deadline to respond to the RFQ was April 23, 2012.

Each RFQ submittal was reviewed in accordance with Board Policy H-7. After reviewing all submitted qualifications, providers were selected on the basis of achieving at least a predetermined minimum rated score. Each selected provider will enter into an agreement for NSP-related 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 \$600, with an estimated average service fee of \$450.

The appraiser agreement will terminate on June 30, 2013.

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

Attachment:
NSP Approved Appraiser List



**Pre-Qualified Real Estate Appraisal Service Providers
Neighborhood Stabilization Programs (NSP)
July 1, 2012-June 30, 2013**

- 1) Flavia Krieg, Appraisal Associates
5902 Magnolia Avenue
Riverside, CA 92506
(951) 686-9661
fkrieg@appraisal-consultants.com

- 2) Len Perdue, Len Perdue and Associates
2061 Third Street, Suite G
Riverside, CA 92507
(951) 686-6470
len@lenperdue.com

- 3) Robert King, Del Rey Appraisal Services
28131 White Sand Trail
Moreno Valley, CA 92555
(951) 850-4115
bking@delreyappraisal.com

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