

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



ITEM: 3.19
(ID # 23328)

MEETING DATE:
Tuesday, December 12, 2023


FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE): Pre-Qualified List for Real Estate Services vendors pursuant to Board Policy H-7 for Professional Real Estate Services, All Districts. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached pre-qualified list of Real Estate Service vendors (Attachment A) in accordance with Board Policy H-7 for use on an as-needed basis with negotiated fees less than \$100,000 per project from January 1, 2024 to December 31, 2026; and,
2. Authorize the use of pre-qualified vendors (Attachment A) by all Authorized Entities as defined in Board Policy H-7.

ACTION:Policy


Vincent Yzaguirre

11/27/2023

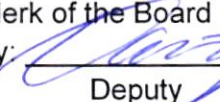

Rose Salgado, Director of Facilities Management

11/27/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: December 12, 2023
xc: FM

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	No
			For Fiscal Year:	23/24-26/27

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Department of Facilities Management - Real Estate (FM-RE), issued a Request for Qualifications (RFQ) for qualified vendors to submit a Statement of Qualifications (SOQ) for various real estate services. The SOQ's were submitted for the purpose of developing a pool of qualified real estate service vendors (Attachment A) to perform various real estate services for (FM-RE) on an as needed basis.

Per Board Policy H-7 and Government Code 4526, a selection committee made up of employees from (FM-RE) was established to review 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 Environmental Site Assessments, Project Management, Project Research and Cost Studies, Real Estate Acquisition, Real Property and Leasing Legal Services, Relocation, Right-of-Way Services, Title, Escrow and Legal Process Services. After reviewing all the submitted qualifications, vendors were selected on the basis of achieving a minimum of predetermined criteria.

Creating and building a pool of qualified real estate service vendors 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 for the benefit of the County. 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 compensation. Vendors will be selected by the County entities based on the pre-qualified vendors current workload and the vendors particular qualifications for individual projects. Retention of outside legal services will be reviewed and approved by the office of County Counsel prior to issuance of any purchase order.

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

It is anticipated the size of the projects with which the vendors may be involved could range from approximately \$10,000 to \$99,999.99 with an estimated average project value of \$30,000. The fees for the various projects will be paid through an approved budget for each project.

FM-RE will conduct the required annual performance reviews of these vendors.

Impact on Residents and Businesses

The work generated by the County and involvement of an array of private businesses will stimulate economic growth and continue to create business throughout the County. The H-7 process encourages competition and provides competitive bidding for services rendered which equates to value for the residents of Riverside County.

Additional Fiscal Information

No net county costs will be incurred and no budget adjustment is necessary.

Attachment:

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

PC:kt/11012023/992FM/40.011


Veronica Santillan, Principal Management Analyst 12/6/2023


Aaron Gettis, Deputy County Counsel 11/28/2023

APPRAISAL SERVICES

Consultant	Address	Phone	Email
Anderson & Brabant, Inc.	353 W. Ninth Avenue Escondido, CA 92025	760-741-4146 Ext 311	linda@abvaluation.com
Bender Rosenthal, Inc.	11801 Pierce Street, Ste 200 Riverside, CA 92505	951-710-3253	j.mccormick@benderrosenthal.com
CBRE	16030 Ventura Blvd, Ste 620, Encino, CA 91436	(818) 290-5455	beth.finestone@cbre.com
Clark Land Resources (CLR), Inc	110 Civic Center Dr, Ste 208B, Vista CA 92084	760-758-1562	fredw.clark.sr@clarklandresources.com
Cogito Realty Partners LLC	PO Box 18865, Long Beach, CA 90807	(626) 893-3547	jacinto@cogitorp.com
Curtis-Rosenthal, Inc	3281 E. Guasti Rd., #700 Ontario, CA 91761	909.736.767 5	rblaesi@curtisrosenthal.com
Del Richardson & Associates Inc.	510 S. La Brea Avenue Inglewood, Ca 90301	310-645-3729	maritsaG@drainc.com
Desmond, Marcello & Amster (DM&A)	6060 Center Dr, Suite 825 Los Angeles, CA 90045	310-216-1400	DProtho@dmavalue.com
Donna Desmond Associates	265 S. Beverly Glen Blvd. Los Angeles, Ca 90024	310-702-5757	ddesmond@donnadesmond.com
Epic Land Solutions, Inc	3850 Vine Street, Suite 200 Riverside, CA 92507	(951) 321-4147	ktegeler@epicland.com
Hawran & Malm, LLC	901 Dove Street, Ste 205 Newport Beach, CA 92660	949-477-4977	syd@hmvalue.com
Hendrickson Appraisal Company, Inc.	3530 Camino Del Rio North Suite 205 San Diego, CA 92108	619-282-0800	
Hodges Lacey & Associates, LLC (Fixture, Machinery & Equipment)	PO BOX 1870 Thousand Oaks, CA 91358	310-528-0608	rich@hlappraisal.com
Lea Associates, Inc.	1635 Pontius Avenue Los Angeles, CA 90025	310-477-6595	chall@leaassoc.com
Leo G.A. Fuller & Associates (Mobile Home Sales)	522 Myrtlewood Drive Calimesa, CA 92320	909-795-1273	blion333@aol.com
Michael Francis	P.O. Box 11808 Newport Beach, CA 92658	949-306-3388	mfrancismai@aol.com
Mission Property Advisors, Inc	231 E. Alessandro Blvd. #616 Riverside, CA 92508	951-656-1100	Steven@MissionPropertyAdvisors.com

Overland, Pacific & Cutler, Inc. (OPC) (Transystems)	2280 Market Street, Suite 200 Riverside, CA 92501	800.400.735 6	vcook@opcservices.com gordcservices.comn@opcservices.com
Paragon Partners Ltd.	5660 Katella Avenue, Suite 100, Cypress, CA 90630	714-379- 3376 ext. 141	mpletkovic@paragon-partners.com
R. P. Laurain & Associates, Inc.	3353 Linden Avenue, Suite 200 Long Beach, CA 90807	562-426- 0477	rpla@rplaurain.com
Riggs & Riggs, Inc.	4195 Valley Fair St. Suite 207 Simi Valley, CA 93063	805-578- 2400	appraisal@riggsandrighgsinc.com
Santolucito Dore Group, Inc.	31600 Railroad Canyon Road Suite 100-L Canyon Lake, CA 92587	951-225- 3500	christie@sdgroupinc.com
Shorecliffs Valuation Services	170 Mira Velero, San Clemente, CA 92673	949-481- 2923	richedmond@cox.net
Steven R Smith		(909) 856- 6841	steves@srsrea.com
Thomas M. Pike and Associates	One Lusitano Coto De Caza, CA 92679	949-888- 9148	pikeandassociates@cox.net
Vaughn A. Hosmann		562-804- 2861	vhosmann@verizon.net

ARCHITECTS & ENGINEERS

AO Architects	144 N Orange St, Orange, CA 92866	(714) 639- 9860	rob@aoarchitects.com
Cozad & Fox Inc.	151 S. Girard Street Hemet, CA 92544	951-652- 4454	
Paragon Partners Ltd.	5660 Katella Avenue, Suite 100, Cypress, CA 90630	714-379- 3376 ext. 141	mpletkovic@paragon-partners.com
Perkins, Williams & Cotterill Architects	3320 Data Drive, Suite 200 Rancho Cordova CA 95670	916-851- 1400	RoyC@pwcarchitects.com
Transtech Engineers, Inc	13367 Benson Avenue Chino, CA 91710	909-841- 0071	ali.cayir@transtech.org
West Group Design		(949) 250- 0880 ext 112	parisimah@westgroupdesigns.com

BUILDING AUDITORS

Building Auditors Consultant	Address	Phone	Email
Paragon Partners Ltd.	5660 Katella Avenue, Suite 100, Cypress, CA 90630	714-379- 3376 ext. 141	mpletkovic@paragon-partners.com

CONTRACTORS

Contractors Consultant	Address	Phone	Email

SGV Construction	615 Las Tunas Dr., Ste. J, Arcadia, CA 91007	626-330-8866	erik@sgventerprises.com
LAND SURVEYING			
Land Surveying Consultant	Address	Phone	Email
Clark Land Resources (CLR) INC	110 Civic Center Dr. Ste 208B Vista CA 92084	760-758-1562	fredw.clark.sr@clarklandresources.com
Cozad & Fox Inc.	151 S. Girard Street Hemet, CA 92544	951-652-4454	
D. Woolley & Associates	2832 Walnut Ave. Suite A Tustin, CA 92780	714-734-8462	trice@dwoolley.com
Hess Development Inc.	28039 Scott Road, Suite D-387 Murrieta, CA 92563	951-352-2200	info@HessSurvey.com
Paragon Partners Ltd.	5660 Katella Avenue, Suite 100, Cypress, CA 90630	714-379-3376 ext. 141	mpletkovic@paragon-partners.com
Transtech Engineers, Inc	13367 Benson Avenue Chino, CA 91710	909-841-0071	ali.cayir@transtech.org
LEGAL SERVICES			
Legal Services Consultant	Address	Phone	Email
Best Best & Krieger LLP	3390 University Ave, 5th Floor Riverside, CA 92502	951-826-8237	Mark.Easter@bbklaw.com
Curtis-Rosenthal, Inc	3281 E. Guasti Rd., #700 Ontario, CA 91761	909.736.7675	rblaesi@curtisrosenthal.com
Meyers Nave	707 Wilshire Blvd. 24th Floor Los Angeles, CA 90017	213-626-2906	jgoetz@meyersnave.com
Murphy & Evertz, LLP	650 Town Center Dr, Ste 550 Costa Mesa, CA 92626	714-277-1700	Devertz@murphyvehz.com
Remy, Thomas, Moose and Manley, LLP Attorneys at Law	455 Capitol Mall, Suite 210 Sacramento, CA 95814	916-443-2745	
PHASE I, PHASE II, HAZARDOUS MATERIAL AND/OR ENVIRONMENTAL SERVICES			
Environmental Services Consultant	Address	Phone	Email
Ambient Environmental	1464 Sixth Street Norco, CA 92860	951-272-4730	th@ambientenv.com
Converse Consultants	8333 Foothill Blvd. Suite 104 Rancho Cucamonga, CA 91730	909-474-2843	neke@converseconsultants.com

Del Richardson & Associates Inc.	510 S. La Brea Avenue, Inglewood, CA 90301	310-645-3729	maritsaG@drainc.com
EFI Global, Inc.	5261 W. Imperial Highway Los Angeles, CA 90045	760-473-5695	Brian.Brennan@efiglobal.com
Lilburn Corporation	1905 Business Center Drive San Bernardino, CA 92408	909-890-1818	www.lilburncorp.com
Paragon Partners Ltd.	5660 Katella Avenue, Suite 100, Cypress, CA 90630	714-379-3376 ext. 141	mpletkovic@paragon-partners.com
Terracon	1355 E. Cooley Dr. Suite C Colton, CA 92324	909-824-7311	ktoliver@chjconsultants.com

RELOCATION SERVICES

Relocation Services Consultant	Address	Phone	Email
Clark Land Resources INC	4167 Avenida de la Plata, #108 Oceanside, CA 92056	760-758-1562	linda.clark@clarklandresources.com
Del Richardson & Associates Inc.	510 S. La Brea Avenue Inglewood, CA 90301	310-645-3729	DannyM@drainc.com
Epic Land Solutions, Inc	3850 Vine Street, Suite 200 Riverside, CA 92507	(951) 321-4147	ktegeler@epicland.com
Interwest Consulting Group	1500 S. Haven Avenue, Suite 220 Ontario, CA 91761	949- 870-5401	bpaulson@interwestgrp.com
Monument	200 Spectrum Dr, Ste 300, Irvine, CA 92618	(800) 577-0109	
Overland, Pacific & Cutler, Inc. (OPC)(Transystems)	2280 Market Street, Suite 200 Riverside, CA 92501	800.400.7356	vcook@opcservices.com gordcservices.comn@opcservices.com
Paragon Partners Ltd.	5660 Katella Avenue, Suite 100 Cypress, CA 90630	714-379-3376 ext. 141	mpletkovic@paragon-partners.com
ROWCO- The ROW Company	1255 W. Colton Ave. Redlands, CA 92374	909.760.0210	mromo@rightofwayco.com
Rosenow Spevacek Group, Inc. (RSG)	309 West 4th Street Santa Ana, CA 92701	714-541-4585	jsimon@webrsg.com

REAL ESTATE CONSULTANT SERVICES

Real Estate Consultant Services Consultant	Address	Phone	Email
Anderson & Brabant, Inc.	353 W. Ninth Avenue Escondido, CA 92025	760-741-4146 Ext 311	linda@abvaluation.com
Asset Strategies	500 S. Figueroa Street Los Angeles, CA 90071	231-327-3880	Judy_Frank@gensler.com

Bender Rosenthal, Inc.	11801 Pierce Street, Ste 200 Riverside, CA 92505	951-710-3253	j.mccormick@benderrosenthal.com
CBRE	16030 Ventura Blvd, Ste 620, Encino, CA 91436	(818) 290-5455	beth.finestone@cbre.com
Clark Land Resources INC	4167 Avenida de la Plata, #108 Oceanside, CA 92056	760-758-1562	linda.clark@clarklandresources.com
Desert Pacific Properties INC	77-933 Las Montanas Road, Suite 101 Palm Desert, CA 92211	760-360-8200	susan@dppllc.com
Interwest Consulting Group	1500 S. Haven Avenue, Suite 220 Ontario, CA 91761	949- 870-5401	bpaulson@interwestgrp.com
Kosmont & Associates, Inc (dba Kosmont Companies)	1601 N. Sepulveda Blvd, #382 Manhattan Beach, CA 90266	424-297-1070	croddgers@kosmont.com
Lea Associates, Inc.	1635 Pontius Avenue, Los Angeles, CA 90025	310-477-6595	chall@leaassoc.com
Monument	200 Spectrum Dr, Ste 300, Irvine, CA 92618	(800) 577-0109	
Overland, Pacific & Cutler, Inc. (OPC) (Transystems)	2280 Market Street, Suite 200 Riverside, CA 92501	800.400.735 6	vcCook@opcservices.com gordcservices.comn@opcservices.com
Paragon Partners Ltd.	5660 Katella Avenue, Suite 100 Cypress, CA 90630	714-379-3376 ext. 141	mpletkovic@paragon-partners.com
RSG (Rosenow Spevacek Group, Inc.)	17872 Gillette Ave. Suite 350 Irvine, CA 92614	714-541-4585	info@webrsg.com
Santolucito Dore Group Inc (SDGROUP INC.)	27186 Newport Road, Suite 2 Menifee, CA 92584	951-225-3500 Ext 101	christie@sdgroupinc.com

RIGHT OF WAY CONSULTING SERVICES

Right of Way Consulting Services Consultant	Address	Phone	Email
Bender Rosenthal, Inc.	11801 Pierce Street, Ste 200 Riverside, CA 92505	951-710-3253	j.mccormick@benderrosenthal.com
Cozad & Fox Inc.	151 S. Girard Street Hemet, CA 92544	951-652-4454	
Clark Land Resources INC	4167 Avenida de la Plata, #108 Oceanside, CA 92056	760-758-1562	linda.clark@clarklandresources.com
Del Richardson & Associates Inc.	510 S. La Brea Avenue Inglewood, CA 90301	310-645-3729	DannyM@drainc.com

Desmond, Marcello & Amster (DM&A)	6060 Center Dr, Suite 825 Los Angeles, CA 90045	310-216-1400	DProtho@dmavalue.com
Epic Land Solutions, Inc	3850 Vine Street, Suite 200 Riverside, CA 92507	951- 321-4147	ktegeler@epicland.com
Interwest Consulting Group	1500 S. Haven Avenue, Suite 220 Ontario, CA 91761	949- 870-5401	bpaulson@interwestgrp.com
Lea Associates, Inc.	1635 Pontius Avenue, Los Angeles, CA 90025	310-477-6595	chall@leaassoc.com
Monument	200 Spectrum Dr, Ste 300, Irvine, CA 92618	(800) 577-0109	
Overland, Pacific & Cutler, Inc. (OPC)(Transystems)	2280 Market Street, Suite 200 Riverside, CA 92501	800.400.7356	vcook@opcservices.com gordcservices.comn@opcservices.com
Paragon Partners Ltd.	5660 Katella Avenue, Suite 100 Cypress, CA 90630	714-379-3376 ext. 141	mpletkovic@paragon-partners.com
ROWCO- The ROW Company	1255 W. Colton Ave. Redlands, CA 92374	909.760.0210	mromo@rightofwayco.com
Transtech Engineers, Inc	13367 Benson Avenue Chino, CA 91710	909-841-0071	ali.cayir@transtech.org

TITLE & ESCROW SERVICES

Title & Escrow Services Consultant	Address	Phone	Email
Bender Rosenthal, Inc.	11801 Pierce Street, Ste 200 Riverside, CA 92505	951-710-3253	j.mccormick@benderrosenthal.com
Clark Land Resources (CLR), Inc	110 Civic Center Dr, Ste 208B, Vista CA 92084	760-758-1562	fredw.clark.sr@clarklandresources.com
Corinthian Title	5030 Camino de la Siesta, 100 San Diego, CA 92108	619-299-4800	michael.godwin@corinthiantitle
Lawyers Title Company	3480 Vine Street, Suite 300 Riverside, CA 92507	951-248-0688	
Paragon Partners Ltd.	5660 Katella Avenue, Suite 100 Cypress, CA 90630	714-379-3376 ext. 141	mpletkovic@paragon-partners.com