

Requested Action:

Consider authorizing a total contract authority for Real Property Appraisal Services to support Amendment 3 real estate actions, not to exceed \$100,000, from prequalified firms.

Detailed Description/Background:

At the Joint Authority Board/Reservoir Committee meeting on June 17, 2022, additional scope and budget was approved to support increased real estate actions for the Amendment 3 work plan. These proposed real estate actions will require the support of real property appraisers with experience in the valuation of agricultural, commercial and residential properties.

To address this need, staff has initiated a procurement process to develop an on-call list of pre-qualified real property appraisers that staff can utilize to support the planned Amendment 3 real estate activities. This approach allows the Authority to retain the services of a broad range of real property appraisal expertise to cover all of the anticipated parcel types and land uses included in the Project.

Once established, the service providers included on the on-call list will be assigned work assignments by staff based on their expertise, or areas of specialization (agriculture, residential, etc.), to develop valuation reports for parcels associated with the planned Amendment 3 real estate activities. Generally each appraisal is in the \$10k-\$15k range and staff is seeking authority to issue multiple task orders to various appraisers to complete all of the anticipated appraisal work in the Amendment work period.

The Real Estate Appraisal Services RFQ (RFQ 22-03) was distributed on July 8, 2022, with responses required from service providers by July 29, 2022.

Prior Authority Board Action:

June 2022 – The Authority Board and Reservoir Committee approved adding new scope for increased real estate actions to the Amendment 3 work plan to include an initial budget of \$2 million from the Phase 2 - Amendment 3 undesignated funds and amend the approved Fiscal Year 2022 Annual Budget to include \$500,000 for planned Amendment 3 real estate actions.

Fiscal Impact/Funding Source:

None. Budget is included in the Amendment 3 Work Plan.

Staff Contact:

Joe Trapasso/Kevin Spesert

Primary Service Provider:

CMD West

Attachments:

None.