

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF SAN BERNARDINO COUNTY  
AND RECORD OF ACTION**

**November 4, 2025**

**FROM**

**TERRY W. THOMPSON, Director, Real Estate Services Department**

**SUBJECT**

Contracts for On-Call Right of Way and Appraisal Services

**RECOMMENDATION(S)**

1. Approve a contract with each of the following consultants, for on-call right of way services on an as-needed basis, for the period of November 18, 2025, through November 17, 2030, in an amount not to exceed \$3,500,000 per contract:
  - a. Bender Rosenthal, Inc., **Contract No. 25-861**
  - b. Interwest Consulting Group, Inc., **Contract No. 25-862**
2. Approve a contract with each of the following consultants, for on-call appraisal services on an as-needed basis, for the period of November 18, 2025, through November 17, 2030, in an amount not to exceed \$2,500,000 per contract:
  - a. Bender Rosenthal, Inc., **Contract No. 25-863**
  - b. Hawran & Malm, LLC, **Contract No. 25-864**
  - c. Riggs & Riggs, Inc., **Contract No. 25-865**
  - d. R.P. Laurain & Associates, Inc., **Contract No. 25-866**
  - e. Santolucito Dore Group, Inc., **Contract No. 25-867**
3. Authorize the Director or the Acquisitions and Right of Way Manager of the Real Estate Services Department to execute work orders and work order amendments for services pursuant to the foregoing contracts, provided that the aggregate work orders do not exceed \$3,500,000 per contract for right of way services and \$2,500,000 per contract for appraisal services, and to verify the respective consultant's satisfactory completion of services for each work order.
4. Authorize the Director of the Real Estate Services Department to exercise contract termination rights, and approve and execute non-substantive amendments, such as consultant requested contract assignments for each of the foregoing contracts, subject to County Counsel review.
5. Direct the Director of the Real Estate Services Department to transmit any non-substantive amendments, as mentioned in Recommendation No. 4, to the Clerk of the Board of Supervisors within 30 days after execution.

(Presenter: Terry W. Thompson, Director, 387-5000)

**COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES**

**Improve County Government Operations.**

**Operate in a Fiscally-Responsible and Business-Like Manner.**

**FINANCIAL IMPACT**

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost). The Real Estate Services Department (RESA) manages real estate acquisitions and

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dispositions on behalf of all of the departments within the County, as well as its separate legal entities. As such, RESD will oversee on-call right of way and appraisal services under the proposed contracts, on behalf of these departments, although the departments will be responsible for payment of the services rendered.

The seven contracts between the County and each consultant for on-call right of way or appraisal services, for the period from November 18, 2025, through November 17, 2030, shall not exceed \$3,500,000, per contract, for right of way services, or \$2,500,000, per contract for appraisal services. The total not to exceed aggregate amount of all right of way and appraisal service contracts is \$45,000,000. Payment for the services will be made by the respective departments receiving the services at the time the work is performed.

### **BACKGROUND INFORMATION**

RESD manages all of the real property acquisitions and dispositions for the County and its separate legal entities, ensuring compliance with all applicable regulations as well as federal and state grant funding requirements for the County's real estate transactions. The consultants will be utilized on projects based on specific tasks and assignments, location and availability, and consideration of each consultant's technical specialties. Right of way services include preparation of offer packages and acquisition agreements, preparation of acquisition instruments (deeds), property owner negotiations, and other tasks as assigned. California Department of Transportation (Caltrans) funded and certified projects are excluded from these contracts, as those projects will have a separate procurement process.

Approval of this item will award a total of seven contracts, comprised of two contracts between the County and each right of way consultant, which shall not exceed \$3,500,000 per contract for a period of November 18, 2025, through November 17, 2030, to provide right of way services for the County, and five contracts between the County and each appraisal consultant, which shall not exceed \$2,500,000 per contract for a period of November 18, 2025, through November 17, 2030, to provide appraisal services for the County..

Recommendation No. 3 of this item will authorize the Director or the Acquisitions and Right of Way Manager of RESD to execute work orders and work order amendments for services pursuant to the contracts, provided that the aggregate work orders do not exceed \$2,500,000 per contract for appraisal services or \$3,500,000 per contract for right of way services, and to verify the respective consultant's satisfactory completion of services for each work order. RESD currently does not have an Assistant Director, and the Acquisitions and Right of Way Manager reports directly to the Director. Granting delegated authority to the position will help expedite the approval of work orders.

Recommendation No. 4 of this item will authorize the RESD Director to exercise contract termination rights and approve and execute non-substantive amendments for all contracts to enhance efficiency and flexibility in the contract administrative process. This approach mitigates potential delays for contract terminations and non-substantive matters, such as consultant requested contract assignments, while ensuring that all contracts comply with Board of Supervisors' (Board)-approved standards.

RESD recommends approval of the above agreements, due to the immediate need for these services.

### **PROCUREMENT**

The County Administrative Office approved and authorized the release of Request for Proposals (RFP) RESD125-RES-5860 through the County's e-Procurement (ePro) network on May 7,

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2025. The RFP opening date was set for June 11, 2025, and a total of 16 vendors submitted proposals by the deadline.

<b>Proposals</b>
Bender Rosenthal, Inc.
CBRE, Inc.
Curtis-Rosenthal, Inc.
Epic Land Solutions, Inc.
Hawran & Malm, LLC
Hodges Lacey & Associates LLC
Interwest Consulting Group, Inc.
Michael Frauenthal & Associates, Inc.
Moore Real Estate Group, Inc.
OPC Properties, Inc.
Paragon Partners Consultants, Inc.
Riggs & Riggs, Inc.
R.P. Laurain & Associates, Inc.
Santolucito Dore Group, Inc.
Thomas Appraisal Corp.
Worth Valuations, LLC

Two of the submitted proposals did not meet the proposal criteria and were considered non-responsive. An evaluation committee comprised of representatives from RESD evaluated proposals based on qualifications, experience with public agencies and right of way projects, and property valuations and negotiations for real property transactions. Based on the overall scoring of the proposals from the evaluation committee, five Right of Way consultants and 11 appraisal consultants were recommended for five-year agreements with the County. This item approves two Right of Way and five appraisal contracts. RESD is negotiating the terms of the remaining Right of Way and appraisal contracts and will return to the Board at a later date for approval of those contracts.

The consultants not recommended for contract award were notified and advised of the opportunity to submit a formal written protest based on the criteria in the RFP. No protests were received during the RFP process, and the Purchasing Department supports the recommendations.

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Agnes Cheng, Deputy County Counsel, and Scott Runyan, Principal Assistant County Counsel, 387-5455) on October 29, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on July 24, 2025; and County Finance and Administration (Eduardo Mora, Administrative Analyst, 387-4376) on October 15, 2025.

(BF: 361-8976)

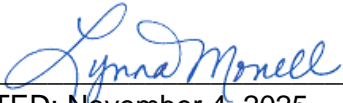
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Record of Action of the Board of Supervisors  
San Bernardino County

**APPROVED (CONSENT CALENDAR)**

Moved: Joe Baca, Jr. Seconded: Curt Hagman  
Ayes: Col. Paul Cook (Ret.), Jesse Armendarez, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY   
DATED: November 4, 2025



cc: RESD - Thompson w/agrees  
Contractor - c/o RESD w/agree  
File - w/agree  
CCM 11/10/2025