



March 10, 2015

Honorable Board of Supervisors
County of Alameda
1221 Oak Street, Suite 536
Oakland, CA 94612

Dear Board Members:

SUBJECT: APPROVE A ONE-TIME COST FOR APPRAISAL SERVICES OF
THE OAKLAND-ALAMEDA COUNTY COLISEUM, OAKLAND,
CALIFORNIA; PROCUREMENT CONTRACT NO: 11415; TOTAL:
\$200,000

RECOMMENDATION:

- A. Authorize a one-time expense of \$200,000 to CBRE, Inc. (Robert Hensley, Managing Director, Valuation & Advisory Services, Walnut Creek, CA) for appraisal services of the Oakland-Alameda County Coliseum and Arena properties, for the period of 03/25/15 –03/24/16; and
- B. Authorize the Auditor-Controller to process a purchase order against Procurement Contract No: 11415

SUMMARY/DISCUSSION:

The County issued a Request for Proposal to provide an appraisal of the current fair-market value of the jointly owned (City of Oakland and County of Alameda) Oakland/Alameda County Coliseum and appurtenant properties on assessor's parcel numbers 41-3901-8, 41-3901-9 and 42-4328-1-24 in Oakland, California. The appraisers were instructed to use methodologies generally recognized by appraisers as necessary to produce credible appraisals and to take into account any covenants, conditions and restrictions or easements benefiting or burdening the property and any unusual characteristics of the property.

There were two distinct premises for this property:

- A. The value of the property and improvements as-is based on its current use; and

B. The value of the property if the property is entitled for the following conditions:

- Current Coliseum remains for the A's
- Current Arena remains
- New Stadium to be built for the Raiders on south end of parcel
- Remaining parcels will contain the following
 - 750 housing units
 - 250 room hotel
 - 400,000 square feet of high tech office space
 - 250,000 square feet of retail space
- Space between Stadium and Coliseum would be a strip center with 3 or 4 levels of parking for 4,000 stalls under cover
- Remainder of north west side would be surface parking
- North east side would be residential/office/hotel
- South end would be parking for 1,300 tailgaters

Selected appraiser shall prepare a written report on or before four (4) weeks after the full execution of an engagement letter.

SELECTION PROCESS:

RFP # RPM 2015-01 was issued on February 15, 2015. It posted on the GSA Current Contracting Opportunities website for approximately 18 days and was sent electronically via e-gov to 2,540 subscribers. On March 2, 2015, four responses were received. All responses were evaluated by a Selection Committee. Members comprised of one each from Alameda County Public Works Agency, Alameda County Assessor's Office, and GSA Building Maintenance Department. The maximum points possible from the scoring process was 45.

CBRE, Inc.'s Valuation & Advisory Services was the highest scoring qualified vendor and is being recommended for award. No SLEB subcontracting opportunities were available to directly perform the scope of work. Therefore, SLEB requirements have been waived by the Office of Acquisition Policy SLEB Waiver Number No. 3494.


The following is the evaluation summary:

<i>Vendor</i>	<i>Location</i>	<i>Local</i>	<i>SLEB</i>	<i>Evaluation Points</i>
<i>CBRE, Inc. Valuation & Advisory Services</i>	<i>Walnut Creek, CA</i>	<i>No</i>	<i>No</i>	<i>39</i>
<i>Cushman & Wakefield Western, Inc.</i>	<i>San Francisco, CA</i>	<i>No</i>	<i>No</i>	<i>32</i>
<i>Integra Realty Resources – San Francisco</i>	<i>San Francisco, CA</i>	<i>No</i>	<i>No</i>	<i>29</i>
<i>The Dorè Group</i>	<i>San Diego, CA</i>	<i>No</i>	<i>No</i>	<i>25</i>

FINANCING:

The appraisal services will be funded from existing appropriations in the Board approved Final 2014-15 budget. This will not result in any increase in County costs.

Respectfully submitted,



Caroline Judy,
Acting Director, General Services Agency

I:\BOARD LETTERS\REAL PROPERTY\LETTERS\BOS.03.24.15.RPM\COLISEUM APPRAISAL SERVICES AWARD RECOMMENDATION

cc: Susan S. Muranishi, County Administrator
Steve Manning, Auditor-Controller
Donna R. Ziegler, County Counsel