



staff report

TO: Honorable Mayor and Members of the City Council

ATTENTION: Jeffrey L. Stewart, City Manager

FROM: Len Gorecki, Director of Public Works
Bernardo Iniguez, Public Works Manager

SUBJECT: Consideration and possible action to authorize the City Manager to execute Amendment No. 2 to Agreement File No. 667, in a form approved by the City Attorney, with Epic Land Solutions, Inc., to provide additional real estate appraisal services for the property at 17325 Bellflower Boulevard.

DATE: June 13, 2016

EXECUTIVE SUMMARY

This action would authorize the City Manager to execute Amendment No. 2 to Agreement File No. 667 (Amendment) with Epic Land Solutions, Inc. (Epic). The purpose of the Amendment is to provide additional real estate appraisal services for the property at 17325 Bellflower Boulevard and to allow for other additional services that may be requested by the Public Works Director.

RECOMMENDATION TO CITY COUNCIL

- 1) Authorize the City Manager to execute Amendment No. 2 to Agreement File No. 667, in a form approved by the City Attorney; or
- 2) Alternatively, discuss and take other action related to this item.

FISCAL IMPACT

The Agreement amount would increase from an amount not to exceed \$441,761 to an amount not to exceed \$450,000. The increase includes an additional real estate appraisal for an amount not to exceed \$3,750 and additional services that may be requested by the Public Works Director for an amount not to exceed \$4,489. Services provided under this Agreement will be funded with Measure R Local Return funds and Measure R grant funds in Account Nos. 125-47284-900 and 030-47654-9000.

DISCUSSION

On April 13, 2015, the City entered into Agreement File No. 667 with Epic for real estate appraisal, fixtures and equipment appraisal, and relocation services. On August 10, 2015, Amendment No. 1 expanded the scope of services to include valuation services for additional commercial properties, provide acquisition and goodwill services, provide preliminary title reports for commercial properties, and provide relocation services for 7 previously unidentified residential tenants. The term of the Agreement was also extended from June 30, 2016, through June 30, 2017.

The current scope of services does not include additional real estate appraisal services beyond those that have already been provided by Epic. As part of the ongoing negotiations with the property owner at 17535 Bellflower Boulevard, the City has requested that Epic conduct an “update” to the original appraisal for that property. Epic has provided an estimated cost of \$3,750 to update the original appraisal.

The Amendment would provide funding to update the real estate appraisal for the property at 17235 Bellflower Boulevard and also allow the Public Works Director to request additional services from Epic, if necessary, for an amount not to exceed \$4,489.

ATTACHMENTS

Amendment No. 2 to Agreement File No. 667..... 3

**AMENDMENT NO. 2 TO
AGREEMENT FILE NO. 667 BETWEEN
THE CITY OF BELLFLOWER AND
EPIC LAND SOLUTIONS, INC.
FOR REAL ESTATE APPRAISAL, FIXTURES AND EQUIPMENT APPRAISAL,
RELOCATION, GOODWILL, AND ACQUISITION SERVICES**

THIS AMENDMENT NO. 2 ("Amendment") is made and entered into this 13th day of June 2016 by and between the CITY OF BELLFLOWER, a general law city and municipal corporation ("CITY"), and Epic Land Solutions, Inc., a California corporation ("CONSULTANT").

1. Pursuant to Section 5(b) of Agreement File No. 667 ("Agreement"), Section 5(a) is amended to read:

"CITY agrees to pay CONSULTANT monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit A, based upon actual time spent on the specific tasks assigned. This amount shall not exceed \$450,000 for the total term of the Agreement unless additional payment is approved as provided in this Agreement."

2. Exhibit A (Scope of Services) is amended by adding the following tasks:

Task A. Conduct additional real estate appraisal for property at 17325 Bellflower Boulevard (Victory Drug) for an amount not to exceed \$3,750.

Task B. Conduct additional services as requested by CITY's Public Works Director for an amount not to exceed \$4,489.

3. This Amendment may be executed in any number or counterparts, each of which will be an original, but all of which together constitutes one instrument executed on the same date.

4. Except as modified by this Amendment, all other terms and conditions of Agreement File No. 667 remain the same.

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first hereinabove written.

CITY OF BELLFLOWER

EPIC LAND SOLUTIONS, INC.

Jeffrey L. Stewart, City Manager

Holly Rockwell, President

ATTEST:

Mayra Ochiqui, City Clerk

Taxpayer ID No. 95-4813025

APPROVED AS TO FORM:

Karl H. Berger, City Attorney