



**REQUEST FOR PROPOSALS
FOR
PROFESSIONAL SERVICES
FOR
LOCAL DEVELOPMENT MITIGATION FEE
NEXUS STUDY UPDATE**

ADDENDUM

Addendum Date: July 16, 2025

Purpose: This addendum supplements, amends, and takes precedence over the original Request for Proposal (RFP) and shall be considered when preparing proposals and shall become part of the Contract documents. Proposers shall review the Addendum work and requirements in detail and incorporate any effects the Addendum may have on their scope of services and cost for their submitted proposal response.

Note: All requirements of the RFP documents remain unchanged except as cited herein.

Questions & Requests:

The following are clarifications and responses to the questions received by the Coachella Valley Conservation Commission (CVCC) as of 2:00 p.m. on July 14, 2025.

Information Available from CVCC

1. **Question:** Will CVCC be able to provide information on its recent land acquisitions (including acres, price, location) to consultant team?

Response: Yes, CVCC is able to provide its historic acquisition data in both tabular and geospatial format to the consultant upon contract execution. Proposers may also review the Reserve Assembly section of available CVMSCHP annual reports [here](#) and the most recent LDMF annual report [here](#) for published acquisition data.

2. **Question:** Will CVCC be able to provide information on its recent annual expenditures on preserve management and monitoring and any other ongoing costs that might be covered by the fee? (e.g., program administration costs)

Response: Yes, CVCC is able to provide its historic management and monitoring expenditures to the consultant upon contract execution. Proposers may also review the Expenditures section of available CVMSHCP annual reports, linked above, for generalized management and monitoring expenditures.

3. **Question:** Are there any current consultants CVCC has under contract that would be able to provide insights on plan implementation costs?

Response: CVCC contracts with a number of entities to facilitate management and monitoring activities under the CVMSHCP. The [Urban Conservation Corps of the Inland Empire](#) provides many land management services and the [University of Riverside Center for Conservation Biology, Palm Desert](#) provides many biomonitoring services.

4. **Question:** Are there any new or emerging biological issues that require specialized biological cost estimating?

Response: The potential listing of the western burrowing owl under the California Endangered Species Act, increased need for Peninsular bighorn sheep fencing along the urban-wildland interface, and targeted restoration of mesquite hummocks as a result of groundwater depletion all pose novel challenges to CVMSCHP implementation.

Land Valuation

5. **Question:** Can you confirm you are looking for a certified/ licensed appraiser to be involved in the land value analysis?

Response: It is CVCC's strong preference that a qualified appraiser conduct, review, and approve the land value analysis.

6. **Question:** Can you provide a list of appraisers CVCC typically uses when acquiring properties?

Response: CVCC's land acquisition manager has assembled a bench of qualified land appraisers including [Capital Realty Analysts](#); [Curtis-Rosenthal, Inc.](#); [Dore Group](#); [Integra Realty Resources, Inc.](#); and [Jones, Roach and Caringella, Inc.](#); among others, although not all of these firms have completed appraisals for CVCC.

Acknowledgement: Proposers must acknowledge receipt of this Addendum by signing in the space provided below. This signed Addendum shall be included with your submitted proposal response.

Authorized Signature: _____ Date: _____

Company: _____