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ADMINISTRATIVE SERVICES

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MEMORANDUM

October 30, 2017

TO: Board of Supervisors
Agenda Date: November 14, 2017

FROM: Richard Egan, County Administrative Officer *[Signature]*

RE: County Owned Real Properties - 476 Alexander Avenue and 720 Richmond Road
(Roosevelt Annex), Susanville

RECOMMENDED ACTION: That the Board: Receive report and provide direction to staff.

PRIOR BOARD ACTION: At your September 19, 2017, meeting the Board directed staff to provide appraisal and demolition cost estimates to the Board.

DISCUSSION: Appraisal Cost Estimate: \$2,500 to \$4,000 per site. The appraisal cost estimate is based upon an informal quote provided by a certified general appraiser. The purpose of the appraisal would be to provide an opinion of market value under highest and best use. The Board of Supervisors would use that information for establishing an initial minimum selling price for each site. Demolition Cost Estimate: Based upon available information to the Department of Public Works, demolition costs range from \$37,500 to \$45,000 for Alexander Avenue and from \$250,000 to \$350,000 for the Roosevelt Annex. There is a wide range of cost because of known unknown costs for specific items of work, such as pre-demolition hazardous materials inspection testing and abatement, abandoning utilities connections, hauling and disposal (landfill tipping fee), site-finishing/re-contouring/filling and grading the site(s) into a safe condition.

FISCAL IMPACT: Costs would be an impact to the General Fund. A budget adjustment may or may not be necessary to pay for the appraisal services expense. Demolition costs are not appropriated in the current FY2017/18 budget.

ALTERNATIVES: Renovation costs are thought to be more expensive and would have a higher cost to the General Fund than sale (as-is) or demolition and sale. Demolition costs may also exceed the market value/sale price of the properties.

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