Department of Interior

Contract Consolidation Determination and Findings

Instructions: Complete each section then remove italicized, red text before finalizing.	
1.	**Purchase Request Number:** TBD
2.	**Solicitation Number:** TBD
3.	**Contracting activity/agency:** Department of the Interior (DOI), Office of the Secretary (OS) and the Acquisition Services Directorate (AQD), Interior Business Center (IBC); Division 5/Branch 5
4.	**Project Name:** Appraisal and Valuation Services for the Department of the Interior
5.	**Description of supplies or services required to meet agency needs.** The DOI issues a substantial number of appraisal and valuation services each year across the United States, including both the continental U.S. and locations outside the continental U.S. Valuation Services include: · Appraisal Services for acquisitions, disposals, leases, exchanges, and rights-of-way. Appraisal assignment's property interests include fee, easement, lease, improvements, water/mineral rights, and personal property with varying property types ranging from residential and commercial to agricultural, timber, and special use. Appraisal assignments must be prepared by a Certified General Appraiser license with a minimum of five years of relevant experience and geographic competency with specific expertise for federal land acquisition that must adhere to the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA/Yellow Book) and the Uniform Standards for Professional Appraisal Standards (USPAP) and are usually presented in a narrative format. · Consultation Services, including appraisal reviews, landowner conferences, and field review assistance, Feasibility and Market Studies for planning and development and Data Sourcing for comparable sales, rental data, and market trends. Support services may involve environmental assessments, title reports, condition assessments, and resource reports. Previous contracting actions for appraisal services ranged from $10,000 to $80,000, with an average value of approximately $25,000. Appraisal and Consultation Services are generally within three geographic regions: East Region: CT, ME, MA, NH, RI, VT, NJ, NY, PA, DE, DC, FL, GA, MD, NC, SC, VA, WV; Central Region: AL, KY, MI, TN, AR, LA, OK, TX, IL, IN, OH, WI, IA, KS, MS, NE, SD; West Region: AZ, CO, ID, MN, NV, NM, UT, WY, CA, HI, OR, WA The DOI uses two methods to complete appraisal and valuation services: (1) an internal process and (2) contracts with independent appraisal and valuation firms. Approximately 80 percent of

these services are performed internally, while the remaining 20 percent are carried out through external contractors.

The internal process is currently experiencing a significant backlog, which is impacting the timely completion of the majority of appraisal and valuation work.

Type of Contract: DOI anticipates awarding one hybrid Firm Fixed Price (FFP) and Labor Hour (LH) single-award contract.

Estimated Total Value/Period of Performance: The total estimated value of the requirement is for an FFP/LH contract valued at [redacted]. The planned period of performance (PoP) is 5 years.

The anticipated NAICS Code for the requirement is 541611 – Administrative Management & General Consulting Services

Agency Objectives and Benefits of Consolidation: The objective is to reduce the backlog of internal appraisal and valuation service requests. Once the contract is in place appraisers can be assigned quickly to various properties across the US which will result in the speed of delivery for the appraisal services. The consolidation of multiple appraiser requirements will allow DOI to also secure better unit pricing, consistent fee structures, and standardized terms across all appraisals while reducing the backlog of internal appraisal and valuation requests.

Current Challenges: Despite the critical role of valuation services, DOI, Appraisal and Valuation Services Office (AVSO) faces operational challenge under its current approach for internal appraisals and valuations. The primary focus of this Contract will be to work through the internal backlog of appraisals in the DOI. However, once the vehicle is in place, it is possible that some future appraisal work that would normally be contracted may be facilitated through this new vehicle.

The backlog of internal appraisal and valuation requests highlight the need for a centralized single contract vehicle. This would allow DOI to:

- Rapidly assign appraisers for critical appraisal services
- Ensure compliance with federal appraisal standards
- Maintain consistent quality across bureaus and regions
- Improve small business participation and procurement efficiency through subcontracting
- Quickly reduce the backlog of unassigned appraisals within the Department

Through this strategic approach, DOI can integrate technical appraisal expertise with federal policy and program objectives, ensuring fair compensation, responsible fiscal stewardship, and timely decision-making in the management of public lands and resources.

6.	**Market Research** In accordance with FAR 7.107-2, I have reviewed this requirement and associated market research and determined that consolidation of the referenced contract requirements is both necessary and justified. My review resulted in the following findings: Market research was conducted using a variety of techniques to evaluate the availability, capability, pricing, and commercial practices of vendors providing appraisal and valuation services. The Government reviewed more than 100 prior and current purchase orders for similar services, including associated pricing data and supporting market research. Vendor information and eligibility were assessed through registration reviews in SAM.gov, and communications were held with CORs and contracting personnel to understand prior vendor selection practices, performance outcomes, and acquisition challenges. Additional research included reviewing federal contract awards under the applicable NAICS code, examining relevant acquisition resources, evaluating wage determinations, and issuing a Request for Information (RFI) to obtain industry feedback on pricing methodologies, cost drivers, and scalable contracting approaches. The research confirmed that appraisal and valuation services are commercially available professional services, routinely provided in the private marketplace, though federal requirements impose additional compliance standards. The commercial market consists of small businesses and independent certified appraisers, with relatively limited participation from large firms. However, the pool of vendors with active federal registrations and demonstrated federal appraisal experience is more limited than the broader commercial market. Overall market conditions indicate that while appraisal services are widely available, competition may be constrained by geographic competency requirements, remote property locations, and limited familiarity with federal acquisition procedures. These findings support the use of a structured single-award contract to decrease the backlog of internal appraisal and valuation service request by improving efficiency, increasing competition, and better manage pricing and workload variability.
7.	**Any alternative contracting approaches and rationale for rejection:** The alternative approach to the consolidation to help reduce the internal backlog would be to go through external contracts by issue individual Purchase Orders. The DOI issues a substantial number of appraisal and valuation service contracts each year, more than 120. Each appraisal and valuation assignment requires an average of 27 days to complete the acquisition process, which includes issuing a solicitation, receiving and evaluating quotes, and awarding the contract. Issuing individual Purchase Order to help reduce the internal backlog would not be the most efficient way for the following reasons: • Limited Small Business Competition: The pool of small business vendors registered in SAM.gov is limited, and many potential vendors either lack active registrations or have expired registrations. This reduces the number of qualified small business offerors for appraisal solicitations.

	• Limited federal experience: Many small businesses lack experience with federal contracting processes, including understanding solicitation requirements, compliance standards, and the acquisition workflow, which slows their ability to respond effectively. • Delays in Awarding Appraisal Services: Because of the small pool of qualified small business vendors, DOI often must repost solicitations and/or extend RFQ deadlines multiple times, making it difficult to award purchase orders as quickly as operational needs demand. • Specialized Expertise Gaps: Sourcing vendors with the necessary technical skills, regulatory experience, and local knowledge across diverse property types—including timber, minerals, water rights, and agricultural land—remains challenging. This approach is not recommended given the additional administrative burdens for the government compared to the proposed approach. Several different procurements would have to take place which would result in multiple Contracting Officers, contract specialist, and CORs resulting in excessive man hours for each procurement as well as contract administration hours for each individual contract action. This approach will not help decrease the backlog within the Department.
8.	**Any negative impact by the acquisition strategy on contracting with small business concerns has been identified:** None
9.	**Considerations, Facts, and Reasoning Supporting the Determination:** Based on market research there are several small businesses interested in competing for the contract. The solicitation will be set aside for small businesses to compete.
10.	**Summary:** Consolidating the internal backlog and potentially future appraisal work into one requirement is justified and yields substantial benefits to the Government as documented above. This proposed consolidation will achieve administrative efficiencies for the Government that will save both in terms of time and man hours. It will also help reduce the backlog of appraisals currently facing the Department. Finally, based on the market research and given that this work will be made available to small business vendors through the initial Request for Proposal, or via subcontracting opportunities, there is no negative impact on the small business community due to this consolidation. Given the outlined benefits and rationale, AQD respectfully requests approval of this Determination & Findings supporting consolidation of the above-referenced FY26 requirement.

Approvals

All supporting data provided, and the contents of this justification are complete and accurate to the best of my knowledge and belief.

[redacted]

that the

Senior Procurement Executive Date