

RESOLUTION NO. 89-2007

Adopted August 21, 2007

AUTHORIZING A THIRD AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH OLMM CONSULTING ENGINEERS, A CALIFORNIA CORPORATION, TO EXTEND THE TERM BY 15 MONTHS FROM SEPTEMBER 30, 2007 TO DECEMBER 31, 2008, IN CONNECTION WITH A SEISMIC RETROFIT ANALYSIS OF THE MUNICIPAL RAILWAY SUBSTATION BUILDING LOCATED AT 1140 FILLMORE STREET; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

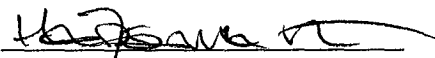
1. The Redevelopment Agency of the City and County of San Francisco (the "Agency") owns the Municipal Railway substation building (the "Substation") located at 1140 Fillmore Street in the Western Addition Redevelopment Project Area A-2 (the "Project Area").
2. On June 18, 2003, the Agency issued a Request for Qualifications ("RFQ") for prospective consultants to provide consulting services and to prepare seismic retrofit construction documents for the Substation. The Agency received nine responses to the RFQ on or before the submission deadline of July 24, 2003.
3. A selection panel interviewed six of the respondents and determined OLMM Consulting Engineers, a California corporation ("OLMM"), to be the most qualified respondent. On December 2, 2003, by Resolution No. 183-2003, the Agency Commission authorized exclusive contract negotiations with OLMM to prepare a scope of work and personal services contract for the services (the "Contract").
4. On April 6, 2004, the Agency Commission approved, by Resolution No. 39-2004, the Contract with OLMM in an amount not to exceed \$404,380 to conduct seismic retrofit studies and prepare seismic retrofit construction documents for the Substation. The funds for the Contract were available in the Project Area budget.
5. OLMM has completed the first phase of its work under the Contract, which culminated in the preparation of four seismic strengthening schemes. Through a first amendment, approved by Resolution No. 37-2006 on March 12, 2006, providing an initial term extension with OLMM, and a second amendment for a minor scope change under the Contract, staff has been able to work in close consultation with the community to explore uses for the Substation, study the financial feasibility of several uses, investigate the Substation's historic status and financing alternatives, and prepare a Request for Proposals ("RFP"). All of this work is intended to inform the eventual RFP process for offering the Substation. Staff anticipates issuing the RFP in late summer/early fall of this year.

6. Given this schedule, staff has determined that it would be more appropriate for OLMM to complete the final phases of its work in partnership with the eventual developer of the Substation. Therefore, staff is requesting an extension of OLMM's Contract by 15 months so that the term coincides with the currently projected redevelopment schedule for this property and the Project Area. The term, therefore, would end on December 31, 2008. No additional funding is being requested.
7. The approval of the third amendment to the OLLM Contract is not considered to constitute a "Project" under the California Environmental Quality Act ("CEQA") and is therefore not subject to environmental review under CEQA.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to execute a third amendment to the Personal Services Contract with OLMM Consulting Engineers, a California corporation, to extend the term by 15 months, from September 30, 2007 to December 31, 2008, in connection with a seismic retrofit analysis of the Municipal Railway substation building located at 1140 Fillmore Street in the Western Addition Redevelopment Project Area A-2, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:


James B. Morales
Agency General Counsel