

RESOLUTION NO. 124-2007

Adopted November 20, 2007

AUTHORIZING THE ESTABLISHMENT OF A PANEL OF REAL ESTATE ECONOMICS CONSULTING FIRMS TO PROVIDE ADVISORY SERVICES ON AN AS-NEEDED BASIS FOR A THREE-YEAR TERM IN AN AGGREGATE AMOUNT NOT TO EXCEED \$500,000, SUBJECT TO THE AVAILABILITY OF FUNDS; ALL REDEVELOPMENT PROJECT AREAS AND SURVEY AREAS

BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco (the "Agency") utilizes the services of real estate economics firms on an ongoing basis in all redevelopment project and survey areas.
2. The Agency's Purchasing Policy and Procedures generally requires that the Commission approve expenditures that exceed \$50,000 to a particular contractor.
3. On October 15, 2002, following a Request for Qualifications ("RFQ") process that complied with the Agency's Purchasing Policy and Procedures, the Commission approved a panel consisting of the following nine firms: Bay Area Economics; Conley Consulting Group; Economics Research Associates; Economic & Planning Systems, Inc.; Keyser Marston & Associates, Inc.; Northern Real Estate; Porat Consulting; Sedway Group; and Seifel Consulting. On August 16, 2005, the Commission approved a two-year extension of the panel, from October 15, 2005 through October 15, 2007.
4. On July 18, 2007, the Agency issued an RFQ to form a new panel of pre-qualified real estate economists. The Agency received fourteen (14) timely proposals; however, the Agency staff determined that none of these submissions were complete and/or responsive. As a result, the Agency re-issued the RFQ on September 19, 2007, for a four-week period in an effort to receive proposals that were complete and responsive. Staff received and evaluated sixteen (16) timely proposals. Of those 16 proposals, staff has determined that fifteen (15) meet the RFQ selection criteria.
5. Staff recommends that the following 15 firms be placed on the Agency's panel for real estate economics consulting services: Applied Development Economics; Bay Area Economics; Brion & Associates; CBRE Consulting/Sedway Group; CH Elliott & Associates; CH Johnson Consulting; Conley Consulting Group; David Rosen & Associates; Economic & Planning Systems; John Paxton; Keyser Marston Associates; Pacific Municipal Consultants; Rosenow Spevacek Group; Seifel Consulting; and The Staubach Company.

6. Staff seeks the Commission's authorization of a three-year aggregate total of \$500,000 for use by staff in entering into contracts with members of the panel, subject to the availability of funds.
7. Staff seeks the Commission's delegation of authority to the Executive Director to expend over \$50,000, on an as-needed basis, to particular firms on the panel during its three-year term.
8. Authorization of a panel of real estate economics consulting firms is an Agency administrative activity that does not constitute a project as defined by the California Environmental Quality Act ("CEQA") Guidelines Section 15378(b)(5). The proposed action will not independently result in a physical change in the environment and is 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:

1. A panel consisting of the following fifteen (15) real estate economics consulting firms is hereby established: Applied Development Economics; Bay Area Economics; Brion & Associates; CBRE Consulting/Sedway Group; CH Elliott & Associates; CH Johnson Consulting; Conley Consulting Group; David Rosen & Associates; Economic & Planning Systems; John Paxton; Keyser Marston Associates; Pacific Municipal Consultants; Rosenow Spevacek Group; Seifel Consulting; and The Staubach Company.
2. The three-year aggregate authorization for the panel is \$500,000, subject only to the availability of funds in the redevelopment project and survey areas.
3. The Executive Director is authorized, on an as-needed basis, to enter into and execute personal services contracts that may exceed \$50,000, substantially in the form lodged with the Agency General Counsel, with any of the 15 firms on the panel over the three-year term of the panel; provided that no more than approximately one-third (1/3) of the three-year aggregate authorization (or approximately \$167,000) may be allocated to any particular firm on the panel without further Commission action.

APPROVED AS TO FORM:



James B. Morales
Agency General Counsel