

RESOLUTION NO. 122-2008

Adopted October 21, 2008

**AUTHORIZING A THIRD AMENDMENT TO THE PERSONAL SERVICES
CONTRACT WITH SEIFEL CONSULTING, A CALIFORNIA
CORPORATION, TO EXTEND THE CONTRACT TERM FOR THREE
MONTHS TO MARCH 20, 2009 AND TO INCREASE THE CONTRACT
AMOUNT BY \$15,000 FOR A TOTAL AGGREGATE AMOUNT NOT TO
EXCEED \$290,000 TO PREPARE REVISED TAX INCREMENT
PROJECTIONS AND REDEVELOPMENT PLAN DOCUMENTS IN
CONNECTION WITH THE ADOPTION OF THE PROPOSED VISITACION
VALLEY REDEVELOPMENT PLAN; VISITACION VALLEY
REDEVELOPMENT SURVEY AREA**

BASIS FOR RESOLUTION

1. On June 7, 2005, the San Francisco Board of Supervisors (the "Board") passed a resolution designating the Visitacion Valley Redevelopment Survey Area (the "Survey Area") and urging the Redevelopment Agency of the City and County of San Francisco (the "Agency") to carry out the studies and other actions required under California Community Redevelopment Law ("CRL") to determine the appropriateness of adopting a redevelopment plan within the Survey Area.
2. On August 3, 2005, Agency staff issued a Request for Qualifications to assemble a panel of firms specializing in redevelopment plan adoption and amendment services. On September 20, 2005, by Resolution No. 141-2005, the Commission authorized the creation of a three-year panel to provide consulting services related to redevelopment plan adoptions and amendments, and authorized the execution of personal services contracts with the two consulting firms identified for placement on the panel.
3. Agency staff reviewed the panel consultant qualifications and selected Seifel Consulting, Incorporated, a California corporation ("SCI") to conduct the Survey Area analysis for Visitacion Valley, based on its expertise and the availability of staff to take lead responsibility for this assignment. Agency staff would now like to enter into a third amendment to the personal services contract with SCI for redevelopment plan adoption services in the Survey Area.
4. To assist staff in the development of documents and reports associated with the adoption of a Redevelopment Plan for the Survey Area, the Agency entered into a first amendment to the personal services contract with SCI on December 06, 2005 for an amount not to exceed \$275,000 (Res. No. 202-2005).
5. In December of 2007, the Agency entered into a second amendment to the personal services contract with SCI to provide feasibility analysis and strategic advise regarding plan adoption procedures for the proposed Candlestick-Shipyard mixed-use

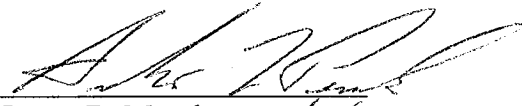
project, including potential amendments to the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans for an amount not to exceed \$48,000.

6. While most of the plan adoption survey work conducted by SCI has proceeded according to the schedule of performance, delays in the community planning process and in the California Environmental Quality Act ("CEQA") analysis have resulted in an extension of original plan adoption schedule. These delays have necessitated that the base year for the proposed Visitacion Valley Redevelopment Plan be revised from Fiscal Year 2007-08 to Fiscal Year 2008-09, for purposes of tax increment generation. This will require SCI to revise the tax increment projections conducted for the Preliminary Report, and to generate a CRL-required Supplemental Report as part of the final Report to the Board.
7. Agency staff and SCI have determined that a third amendment to the personal services contract to extend the contract term by three months to March 20, 2009 and to increase the contract amount by \$15,000, for a total aggregate amount not to exceed \$290,000 is necessary to complete the plan adoption documents for the proposed Visitacion Valley Redevelopment Plan.
8. The third amendment to provide plan adoption services for the Survey Area is exempt from the CEQA pursuant to Section 15262 of the State CEQA Guidelines (Feasibility and Planning Studies), because the Contract is only for the provision of technical redevelopment planning and consulting services.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to enter into a third amendment to the personal services contract with Seifel Consulting, Inc., a California corporation to extend the contract term by three months to March 20, 2009 and to increase the contract amount by \$15,000, for a total aggregate amount not to exceed \$290,000, to prepare revised tax increment projections and redevelopment plan documents in connection with the adoption of the proposed Visitacion Valley Redevelopment Plan.

APPROVED AS TO FORM:


for James B. Morales 10/16/08
Agency General Counsel