

RESOLUTION NO. 8-2011

Adopted February 1, 2011

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 \$800,000, INCLUDING \$500,000 FOR THE HUNTERS POINT SHIPYARD, 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 ("Agency") utilizes the services of real estate economics firms on an ongoing basis in connection with major development parcels and complex transactions in all project and survey areas.
2. A Request for Qualifications ("RFQ") to form a panel of pre-qualified real estate economists was issued on October 20, 2010. Twenty-four timely proposals were received and evaluated by a selection committee comprised of three Agency staff and one City representative. The objectives of the selection committee were to recommend a panel of firms that: (1) represented the best overall qualifications; (2) was smaller than the Agency's previous 15-firm panel so that work could be distributed more broadly; and (3) helped the Agency achieve its goal of 50% participation by Small Business Enterprises ("SBEs").
3. Of the 24 proposals received, the selection committee determined that the 11 top-scoring firms best met the selection criteria set forth in the RFQ. Therefore, staff recommends that the following 11 firms be placed on the Agency's panel for real estate economics consulting services: AECOM; Bay Area Economics; C.H. Elliott & Associates; CB Richard Ellis, Inc.; Conley Consulting Group; Economic & Planning Systems; Jones Lang LaSalle; Keyser Marston Associates; Land Economics Consultants; Seifel Consulting; and Strategic Economics. Approximately 82% of these firms are either a State of California certified SBE, currently an Agency certified SBE, eligible for recertification as an Agency certified SBE, in the process of being Agency certified as an SBE, or have included an Agency certified SBE subconsultant as part of their team.
4. Nearly 100% of the previous panel's \$500,000 budget was expended. Of this amount, 67% was expended for activities in both phases of the Hunters Point Shipyard (the "Shipyard") project. In order to meet the future needs of the Shipyard project and ensure that adequate funding is available for activities in other project and survey areas, staff is recommending that the maximum aggregate budget allocation for the panel over the next three years be increased to \$800,000, subject to the availability of funds. Of that amount, \$500,000 will be allocated to the Shipyard, while \$300,000 will be allocated to the balance of the Agency's project and survey areas.

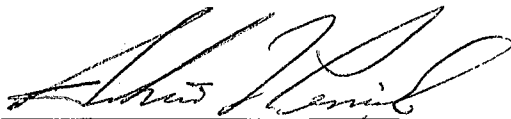
5. Authorization of a panel of real estate economics consulting firms is an Agency administrative activity that does not constitute a project as defined by the California Environmental Quality Act ("CEQA") Guidelines Section 15378(b)(5). The proposed action will not independently result in a physical 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 eleven (11) real estate economics consulting firms is hereby established: AECOM; Bay Area Economics; C.H. Elliott & Associates; CB Richard Ellis, Inc.; Conley Consulting Group; Economic & Planning Systems; Jones Lang LaSalle; Keyser Marston Associates; Land Economics Consultants; Seifel Consulting; and Strategic Economics.
2. The three-year aggregate authorization for the panel is \$800,000, including \$500,000 for the Hunters Point Shipyard and \$300,000 for other Agency Project and Survey Areas, subject to the availability of funds.
3. The Executive Director or his designee is authorized, on an as-needed basis, to enter into and execute personal services contracts that may exceed \$50,000, with any of the 11 firms on the panel over the three-year term of the panel; provided that no more than approximately one quarter (1/4) of the three-year aggregate authorization (or approximately \$200,000) may be allocated to any particular firm on the panel without further Commission action.

APPROVED AS TO FORM:



for James B. Morales 1/25/11
Agency General Counsel