AUTHORIZING EXECUTION OF PERSONAL SERVICES CONTRACTS WITH A PANEL OF REAL ESTATE INDEPENDENT FEE APPRAISERS AND APPRAISAL FIRMS FOR A PERIOD OF THREE YEARS IN AN ANNUAL AMOUNT OF APPROXIMATELY $120,000 (NOT TO EXCEED A TOTAL AGGREGATE AMOUNT OF $360,000 OVER THE THREE-YEAR PERIOD) FOR APPRAISAL SERVICES ON AS-NEEDED BASIS; ALL PROJECT AREAS AND OTHER DESIGNATED AREAS.

BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco ("Agency") desires to enter into personal services contracts with a panel of real estate independent fee appraisers and appraisal firms (the "Panel") to provide real estate appraisal services on an as-needed basis in all project areas and other designated areas.

2. A Request for Qualifications ("RFQ") was issued on March 13, 2000 to solicit qualified appraisers and appraisal firms to form the Panel.

3. Eighteen appraisers and firms responded to the RFQ, and sixteen have been determined by Agency staff to meet all Agency contract requirements including possessing the range of expertise needed by the Agency in connection with the projects under the Agency’s purview.

4. The following sixteen appraisers and appraisal firms are recommended by Agency staff to be included in the Panel:

   Charles D. Bailey and Associates,
   Hamilton, Ricci and Associates,
   Carneghi Boutavich and Partners,
   Joseph J. Blake and Associates,
   Mansbach Associates,
   J.W. Tom and Associates,
   Hospitality Valuation Services,
   Novogradic and Company, LLP,
   Alfred L. Watts and Associates,
   Charles L. Theus Real Estate Appraiser,
   Clifford Associates,
   Fabbro, Moore & Associates, Inc.,
   J. Kaeuper & Company,
   Rudolph D. Barker,
   PKF Consulting, and
   Thomas E. Dum Real Estate Appraisers, Inc.
RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco, that:


2. Notices to proceed pursuant to this authorization may be issued from time to time in an annual amount of approximately $120,000 and in an aggregate amount not to exceed $360,000 in the three-year period for all services provided by the entire Real Estate Appraisers Panel;

3. No more than one-third (1/3) of the three-year period aggregate amount of this authorization may be assigned to a single appraiser or appraisal firm on the Real Estate Appraisers Panel without further Commission action.

APPROVED AS TO FORM:

Bertha A. Ontiveros
Agency General Counsel