

RESOLUTION NO. 115-2003

Adopted July 29, 2003

AUTHORIZING A REAL ESTATE APPRAISER PANEL FROM WHICH THE EXECUTIVE DIRECTOR MAY SELECT, ON AN AS-NEEDED BASIS, INDIVIDUAL APPRAISERS AND ENTER INTO PERSONAL SERVICES CONTRACTS FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$360,000 FOR A THREE YEAR PERIOD, SUBJECT TO APPROPRIATION OF FUNDS; ALL PROJECT AREAS, SURVEY AREAS, CITY-WIDE HOUSING PROGRAM

BASIS FOR RESOLUTION

1. In 2000, the Redevelopment Agency of the City and County of San Francisco ("Agency") established a panel of independent fee appraisers and appraisal firms (the "Panel") to provide real estate appraisal services on an as-needed basis in all project areas, survey areas, citywide housing preservation projects, and other designated areas.
2. The Agency's Purchasing Policy and Procedures requires that on-going services or multi-year contracts comply with the purchasing policies every three (3) years. Consequently, a Request for Qualifications ("RFQ") was issued on April 14, 2003 to solicit qualified appraisers and appraisal firms to form the Panel.
3. Thirteen (13) appraisers and appraisal firms responded to the RFQ. The firms were extensively reviewed by the Agency and found to have the relevant experience, professional standing, workforce composition, and reputation to perform all, or a portion of, the scope of services outlined in the Agency's RFQ.
4. Agency staff recommends that the following 13 appraisers and appraisal firms be included in the Panel:

Alfred L. Watts and Associates
Carneghi-Bautovich & Partners, Inc.
Clifford Associates
Gordon J. Huseby
Hamilton, Ricci & Associates, Inc.
Hibbits Consulting
Joseph J. Blake and Associates, Inc.
J. Kaeuper & Company
J.W. Tom and Associates
M&R Valuation Services, Inc.
Mansbach Associates, Inc.
PKF Consulting
Western Property Advisors, Inc.

RESOLUTION

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

1. A panel of real estate appraisers is approved and the Executive Director is authorized to execute Personal Services Contracts, substantially in the form lodged with the Agency General Counsel, for real estate appraisal services with the following 13 appraisers and appraisal firms on the panel: Alfred L. Watts and Associates; Carneghi-Bautovich & Partners, Inc.; Clifford Associates; Gordon J. Huseby; Hamilton, Ricci & Associates, Inc.; Hibbits Consulting; Joseph J. Blake and Associates, Inc.; J. Kaeuper & Company; J.W. Tom and Associates; M&R Valuation Services, Inc.; Mansbach Associates, Inc.; PKF Consulting; and Western Property Advisors, Inc.
2. The Executive Director may issue a notice to proceed from time to time in an annual amount of approximately \$120,000 and in an aggregate amount not to exceed \$360,000 for the three-year period, subject to appropriation of funds, for all services provided by the real estate appraisers panel, provided that a single appraiser or appraisal firm shall not receive not more than one-fourth (1/4) of the three-year period aggregate amount, without further Commission action.

APPROVED AS TO FORM:



James B. Morales
Agency General Counsel