

**REDEVELOPMENT AGENCY
AND THE CITY OF OAKLAND**
AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2010 APR 29 PM 7:56

TO: Office of the City/Agency Administrator
ATTN: Dan Lindheim
FROM: Community Economic Development Agency
DATE: May 11, 2010

RE: **A Report and:**

Agency Resolutions Authorizing A Total Of Eleven Professional Services Contracts For As-Needed Real Estate Appraisal Services – Eight Contracts For Tier I With Alfred L.Watts and Associates, Associated Right of Way Services, Inc., Burchard & Rinehart, Certified General Appraisal Services, Donna Desmond Associates, Hodges Lacey & Associates, LLC, Sandra L. Pike and Associates, and Sanli Pastore & Hill, Inc., For An Amount Not-to-Exceed Twenty-Five Thousand Dollars (\$25,000) Each, One Contract For Tier II With Margaretta J. Darnall For An Amount Not-to-Exceed Forty-Five Thousand Dollars (\$45,000), And Two Contracts For Tier III With J.W. Tom and Associates And Yovino-Young, Incorporated, For An Amount Not-to-Exceed One Hundred Thousand Dollars (\$100,000) Each: and

City Resolutions Authorizing A Total Of Eleven Professional Services Contracts For As-Needed Real Estate Appraisal Services – Eight Contracts For Tier I With Alfred L.Watts and Associates, Associated Right of Way Services, Inc., Burchard & Rinehart, Certified General Appraisal Services, Donna Desmond Associates, Hodges Lacey & Associates, LLC, Sandra L. Pike and Associates, and Sanli Pastore & Hill, Inc., For An Amount Not-to-Exceed Twenty-Five Thousand Dollars (\$25,000) Each, One Contract For Tier II With Margaretta J. Darnall For An Amount Not-to-Exceed Forty-Five Thousand Dollars (\$45,000), And Two Contracts For Tier III With J.W. Tom and Associates And Yovino-Young, Incorporated, For An Amount Not-to-Exceed One Hundred Thousand Dollars (\$100,000)

SUMMARY

Staff recommends the City Council and the Oakland Redevelopment Agency Board (“Agency”) authorize the City/Agency Administrator to award and execute eleven professional services contracts for as-needed Real Estate appraisal services to the following individuals and companies:

Tier I - \$25,000 annually:

Alfred L.Watts and Associates
Associated Right of Way Services, Inc.
Burchard & Rinehart
Certified General Appraisal Services
Hodges Lacey & Associates, LLC

Donna Desmond Associates
Sandra L. Pike and Associates
Sanli Pastore & Hill, Inc.

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Tier II - \$45,000 annually:

Margaretta J. Darnall

Tier III - \$100,000 annually:

J.W. Tom and Associates

Yovino-Young, Incorporated

FISCAL IMPACT

Each of the sixteen contracts for Tier I consultants will be for an amount not to exceed \$25,000.00 with the Agency and the City, the two contracts for the Tier II consultant will be for an amount not to exceed \$45,000.00 with the Agency and the City, and the four contracts for Tier III consultants will be for an amount not to exceed \$100,000.00 with the Agency and the City, for a total of \$890,000.00 for all twenty-two contracts. The as-needed real estate appraisal services will be required for projects funded by various Redevelopment Agency funds, or City project funds including capital improvement funds, bonds, and grants. The approval of the twenty-two contracts will not result in the additional appropriation of funds. The services will be funded through appropriations within the various individual projects. Funds will be identified prior to the performance of the appraisal services. Actual expenditures would be approved through a City Council or Redevelopment Agency appropriations process.

BACKGROUND

Many of the transactions considered by the City's Real Estate Services Division require a real estate appraisal report performed and provided by outside consultant(s). Additionally, California Redevelopment Law requires appraisals for sales transactions.

Agency Transactions

The Redevelopment Agency, through its districts, strives to reduce blight and underdeveloped property by acquisition and redevelopment of these properties. In the three previous years the Agency has spent an annual average of approximately \$120,000 on appraisal services.

City Transactions and Projects

City departments acquire property for parks, libraries, fire stations and other capital improvement projects throughout the city. Public Works Agency makes continuous improvements to streets and other infrastructure which requires acquisition of real property. In the three previous years the City has spent an annual average of approximately \$100,000 on appraisal services.

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Request for Proposals (RFP)

On February 10, 2010, staff issued a Request For Proposals (RFP) for as-needed Real Estate appraisal services. Staff received twelve proposals prior to the March 3, 2010 due date. One of the twelve proposals was deemed non-responsive based on the respondent's failure to submit the required City Contracting schedules and forms.

The remaining eleven respondents were reviewed by Contract Compliance. Two respondents, J.W. Tom and Associates and Yovino-Young Incorporated, are certified City of Oakland Small Local Business Enterprises by Contract Compliance. The remaining nine respondents are not certified City of Oakland Local & Small Local Business Enterprises.

The eleven responsive proposals were evaluated by Real Estate Division staff using standard scoring criteria modified for appraisal services. All nine of the proposals scored greater than 90 out of a total 100 points. J.W. Tom and Associates and Yovino-Young Incorporated received 5 points each for its Small Local Business Enterprise certification status. Based on the quality of the proposals submitted and evaluated, the experience and qualifications of the respondents, and the scores received by the eleven respondents, staff is proposing to enter into contracts with the eleven respondents.

Table 1 provides a list of the eleven respondents in alphabetical order by company name, along with the: i) type of appraisal services provided by the company, ii) company's Local/Small Local Business Enterprise certification status, and iii) company's proposal evaluation score.

TABLE 1 Company Name	Type of Appraisal Services	L/SLBE	Score
Alfred L.Watts and Associates	Real Property		95
Associated Right of Way Services	Real Property		97
Burchard & Rinehart	Real Property		100
Certified General Appraisal Services	Real Property, FF&E, Business Value		95
Donna Desmond Associates	Business Value, Goodwill & Billboards		95
Hodges Lacey & Associates, LLC	FF&E		100
J.W. Tom and Associates	Real Property	SLBE	100
Margaretta J. Darnall	Real Property		95
Sandra L. Pike and Associates	Real Property		90
Sanli Pastore & Hill, Inc.	Business Value, Goodwill		93
Yovino-Young, Incorporated	Real Property	SLBE	100

KEY ISSUES AND IMPACTS

- 1) Staff is proposing to enter into twenty-two contracts. Each company would enter into a contract with the Agency and another contract for the same amount with the City. Each of the twenty-two contracts would be for a three year term.
- 2) Staff is proposing to enter into contracts with Tier I companies in a not to exceed amount of \$25,000. Staff is proposing to enter into a contract with the Tier II company, Margareta J. Darnall, in an amount not to exceed \$45,000 because Margareta J. Darnall is unique in that it specializes in appraisal services for government agency transactions. Finally, staff is proposing to enter into contracts with Tier III companies, J.W. Tom and Associates and Yovino-Young, Incorporated, in an amount not to exceed \$100,000, because both companies are certified as Small Local Business Enterprises and previous work product from these two companies has been reviewed on a continuous project to project basis by Real Estate Division staff and has been found to be exceptional.
- 3) If the attached resolutions are approved, staff would on a project by project, as-needed basis, issue project descriptions, to the appraisal companies under contract with the appropriate experience, qualifications and capacity for the project, requesting a written proposal and cost estimate to complete the needed appraisal work. The Real Estate Services Division Manager would select and issue a work order to the appropriate appraisal company he deemed best able to complete the needed appraisal services.

PROGRAM DESCRIPTION

The Real Estate Services Division, in support of the City of Oakland and the Oakland Redevelopment Agency, provides real estates services for various acquisition and disposal transactions, and special projects throughout the City of Oakland as part of Agency and City's ongoing acquisition and sale programs.

SUSTAINABLE OPPORTUNITIES

Economic: This report and its requested actions do not provide any specific sustainable economic opportunities.

Environmental: This report and its requested actions do not provide any specific sustainable environmental opportunities.

Social Equity: This report and its requested actions do not provide any specific sustainable social equity opportunities.

DISABILITY AND SENIOR CITIZEN ACCESS

The proposed project has no direct impact on access by seniors and people with disabilities.

RECOMMENDATIONS AND RATIONALE

Staff recommends the City Council and the Agency Board authorize the City/Agency Administrator to award and execute twenty-two professional services contracts for as-needed Real Estate appraisal services. Professional, outside Real Estate appraisal services are needed to support various Agency and City projects. The award and execution of the twenty-two as-needed Real Estate appraisal services contracts will allow the Real Estate Services Division to provide necessary appraisal services to the Agency and City staff in an efficient and timely manner. Based on historical precedence, staff anticipates projects will occur throughout the city over the next three-year period and will require Real Estate appraisal services.

ALTERNATIVE RECOMMENDATIONS

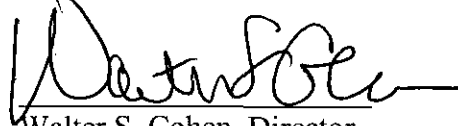
The City Council and the Agency Board could authorize the City/Agency Administrator to execute only one-year appraisal services contracts, and require staff to complete RFPs on an annual basis. Completing an RFP process on an annual basis entails additional staff time and resources and additional costs, time and resources for the respondents; given this, staff does not recommend the alternative of contracts for one year only.

Reducing the number of contracts and/or the not-to-exceed amounts for each contract would not reduce the total amount expended by the City/Agency on real estate appraisal services, as these appraisal costs are required as part of many City/Agency real estate transactions, regardless of the contracting arrangements, and are funded through the specific transaction budgets.

ACTION REQUESTED OF THE CITY COUNCIL

Staff requests that the City Council and Agency Board approve the attached resolutions.

Respectfully submitted,



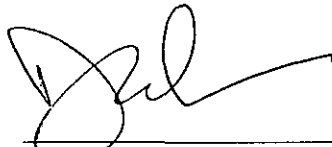
Walter S. Cohen, Director
Community and Economic Development Agency

Reviewed by:
Gregory D. Hunter, Deputy Director
Economic Development and Redevelopment

Frank Fanelli, Manager
Real Estate Services Division

Prepared by:
John Monetta, Program Analyst
CEDA Real Estate

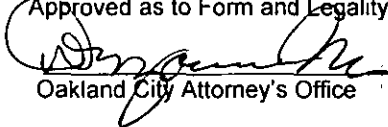
APPROVED AND FORWARDED TO THE
FINANCE AND MANAGEMENT COMMITTEE:



Office of the City/Agency Administrator

Item: _____
Finance and Management Committee
May 11, 2010

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2010 APR 29 PM 7:56

Approved as to Form and Legality

Oakland City Attorney's Office

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OR HIS
DESIGNEE TO ENTER INTO A PROFESSIONAL SERVICES
CONTRACT IN AN AMOUNT NOT TO EXCEED TWENTY-FIVE
THOUSAND DOLLARS (\$25,000.00) ANNUALLY WITH ALFRED L.
WATTS AND ASSOCIATES FOR AS-NEEDED REAL ESTATE
APPRAISAL SERVICES OVER A PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various City acquisition, disposal, capital improvements and other public works related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the City and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the City conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the City's Request for Proposals process and Alfred L. Watts and Associates was chosen as one of the firms to provide appraisal services; and

WHEREAS, the City wishes to enter into a contract, concurrent with the Redevelopment Agency, with Alfred L. Watts and Associates; and

WHEREAS, the City Council finds that this agreement is for services of a professional nature; and

WHEREAS, the City Council finds that services under contract will be temporary; and

WHEREAS, the City Council finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the City Administrator, or his designee, is hereby authorized to enter into a Contract with Alfred L. Watts and Associates to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) annually; and, be it

FURTHER RESOLVED: That for any work orders issued under this resolution requiring the use of any City General Purpose Fund money not already specifically appropriated by City Council to the project, the City Administrator shall return to the City Council for approval of the allocation of the General Purpose Fund money; and be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the City Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER


NOES –

ABSENT –

ABSTENTION –

ATTEST:

LATONDA SIMMONS
City Clerk and Clerk of the Council of
the City of Oakland, California


Oakland City Attorney's Office

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

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DESIGNEE TO ENTER INTO A PROFESSIONAL SERVICES
CONTRACT IN AN AMOUNT NOT TO EXCEED TWENTY-FIVE
THOUSAND DOLLARS (\$25,000.00) ANNUALLY WITH ASSOCIATED
RIGHT OF WAY SERVICES, INC. FOR AS-NEEDED REAL ESTATE
APPRAISAL SERVICES OVER A PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various City acquisition, disposal, capital improvements and other public works related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the City and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the City conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the City's Request for Proposals process and Associated Right of Way Services, Inc. was chosen as one of the firms to provide appraisal services; and

WHEREAS, the City wishes to enter into a contract, concurrent with the Redevelopment Agency, with Associated Right of Way Services, Inc.; and

WHEREAS, the City Council finds that this agreement is for services of a professional nature; and

WHEREAS, the City Council finds that services under contract will be temporary; and

WHEREAS, the City Council finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the City Administrator, or his designee, is hereby authorized to enter into a Contract with Associated Right of Way Services, Inc. to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) annually; and, be it

FURTHER RESOLVED: That for any work orders issued under this resolution requiring the use of any City General Purpose Fund money not already specifically appropriated by City Council to the project, the City Administrator shall return to the City Council for approval of the allocation of the General Purpose Fund money; and be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the City Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST:

LATONDA SIMMONS
City Clerk and Clerk of the Council of
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OAKLAND CITY COUNCIL

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CONTRACT IN AN AMOUNT NOT TO EXCEED TWENTY-FIVE
THOUSAND DOLLARS (\$25,000.00) ANNUALLY WITH BURCHARD &
RINEHART FOR AS-NEEDED REAL ESTATE APPRAISAL SERVICES
OVER A PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various City acquisition, disposal, capital improvements and other public works related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the City and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the City conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the City's Request for Proposals process and Burchard & Rinehart was chosen as one of the firms to provide appraisal services; and

WHEREAS, the City wishes to enter into a contract, concurrent with the Redevelopment Agency, with Burchard & Rinehart; and

WHEREAS, the City Council finds that this agreement is for services of a professional nature; and

WHEREAS, the City Council finds that services under contract will be temporary; and

WHEREAS, the City Council finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the City Administrator, or his designee, is hereby authorized to enter into a Contract with Burchard & Rinehart to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) annually; and, be it

FURTHER RESOLVED: That for any work orders issued under this resolution requiring the use of any City General Purpose Fund money not already specifically appropriated by City Council to the project, the City Administrator shall return to the City Council for approval of the allocation of the General Purpose Fund money; and be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the City Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

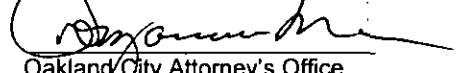
NOES -

ABSENT -

ABSTENTION -

ATTEST:

LATONDA SIMMONS
City Clerk and Clerk of the Council of
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Oakland City Attorney's Office

OAKLAND CITY COUNCIL

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CONTRACT IN AN AMOUNT NOT TO EXCEED TWENTY-FIVE
THOUSAND DOLLARS (\$25,000.00) ANNUALLY WITH CERTIFIED
GENERAL APPRAISAL SERVICES FOR AS-NEEDED REAL ESTATE
APPRAISAL SERVICES OVER A PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various City acquisition, disposal, capital improvements and other public works related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the City and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the City conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the City's Request for Proposals process and Certified General Appraisal Services was chosen as one of the firms to provide appraisal services; and

WHEREAS, the City wishes to enter into a contract, concurrent with the Redevelopment Agency, with Certified General Appraisal Services; and

WHEREAS, the City Council finds that this agreement is for services of a professional nature; and

WHEREAS, the City Council finds that services under contract will be temporary; and

WHEREAS, the City Council finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the City Administrator, or his designee, is hereby authorized to enter into a Contract with Certified General Appraisal Services to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) annually; and, be it

FURTHER RESOLVED: That for any work orders issued under this resolution requiring the use of any City General Purpose Fund money not already specifically appropriated by City Council to the project, the City Administrator shall return to the City Council for approval of the allocation of the General Purpose Fund money; and be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the City Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

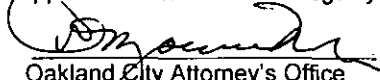
NOES -

ABSENT -

ABSTENTION -

ATTEST:

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City Clerk and Clerk of the Council of
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Oakland City Attorney's Office

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THOUSAND DOLLARS (\$25,000.00) ANNUALLY WITH HODGES
LACEY & ASSOCIATES, LLC FOR AS-NEEDED REAL ESTATE
APPRAISAL SERVICES OVER A PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various City acquisition, disposal, capital improvements and other public works related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the City and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the City conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the City's Request for Proposals process and Hodges Lacey & Associates, LLC was chosen as one of the firms to provide appraisal services; and

WHEREAS, the City wishes to enter into a contract, concurrent with the Redevelopment Agency, with Hodges Lacey & Associates, LLC; and

WHEREAS, the City Council finds that this agreement is for services of a professional nature; and

WHEREAS, the City Council finds that services under contract will be temporary; and

WHEREAS, the City Council finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the City Administrator, or his designee, is hereby authorized to enter into a Contract with Hodges Lacey & Associates, LLC to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) annually; and, be it

FURTHER RESOLVED: That for any work orders issued under this resolution requiring the use of any City General Purpose Fund money not already specifically appropriated by City Council to the project, the City Administrator shall return to the City Council for approval of the allocation of the General Purpose Fund money; and be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

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FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

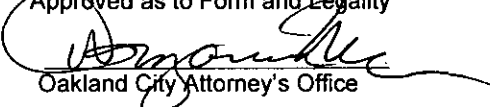
NOES -

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ATTEST:

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City Clerk and Clerk of the Council of
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DESMOND ASSOCIATES FOR AS-NEEDED REAL ESTATE
APPRAISAL SERVICES OVER A PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various City acquisition, disposal, capital improvements and other public works related projects; and

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WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the City conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the City's Request for Proposals process and Donna Desmond Associates was chosen as one of the firms to provide appraisal services; and

WHEREAS, the City wishes to enter into a contract, concurrent with the Redevelopment Agency, with Donna Desmond Associates; and

WHEREAS, the City Council finds that this agreement is for services of a professional nature; and

WHEREAS, the City Council finds that services under contract will be temporary; and

WHEREAS, the City Council finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the City Administrator, or his designee, is hereby authorized to enter into a Contract with Donna Desmond Associates to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) annually; and, be it

FURTHER RESOLVED: That for any work orders issued under this resolution requiring the use of any City General Purpose Fund money not already specifically appropriated by City Council to the project, the City Administrator shall return to the City Council for approval of the allocation of the General Purpose Fund money; and be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the City Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST:

LATONDA SIMMONS
City Clerk and Clerk of the Council of
the City of Oakland, California

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OR HIS
DESIGNEE TO ENTER INTO A PROFESSIONAL SERVICES
CONTRACT IN AN AMOUNT NOT TO EXCEED TWENTY-FIVE
THOUSAND DOLLARS (\$25,000.00) ANNUALLY WITH SANDRA L.
PIKE AND ASSOCIATES FOR AS-NEEDED REAL ESTATE
APPRAISAL SERVICES OVER A PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various City acquisition, disposal, capital improvements and other public works related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the City and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the City conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the City's Request for Proposals process and Sandra L. Pike and Associates was chosen as one of the firms to provide appraisal services; and

WHEREAS, the City wishes to enter into a contract, concurrent with the Redevelopment Agency, with Sandra L. Pike and Associates; and

WHEREAS, the City Council finds that this agreement is for services of a professional nature; and

WHEREAS, the City Council finds that services under contract will be temporary; and

WHEREAS, the City Council finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the City Administrator, or his designee, is hereby authorized to enter into a Contract with Sandra L. Pike and Associates to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) annually; and, be it

FURTHER RESOLVED: That for any work orders issued under this resolution requiring the use of any City General Purpose Fund money not already specifically appropriated by City Council to the project, the City Administrator shall return to the City Council for approval of the allocation of the General Purpose Fund money; and be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the City Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST:

LATONDA SIMMONS
City Clerk and Clerk of the Council of
the City of Oakland, California

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OR HIS
DESIGNEE TO ENTER INTO A PROFESSIONAL SERVICES
CONTRACT IN AN AMOUNT NOT TO EXCEED TWENTY-FIVE
THOUSAND DOLLARS (\$25,000.00) ANNUALLY WITH SANLI
PASTORE & HILL, INC. FOR AS-NEEDED REAL ESTATE APPRAISAL
SERVICES OVER A PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various City acquisition, disposal, capital improvements and other public works related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the City and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the City conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the City's Request for Proposals process and Sanli Pastore & Hill, Inc. was chosen as one of the firms to provide appraisal services; and

WHEREAS, the City wishes to enter into a contract, concurrent with the Redevelopment Agency, with Sanli Pastore & Hill, Inc.; and

WHEREAS, the City Council finds that this agreement is for services of a professional nature; and

WHEREAS, the City Council finds that services under contract will be temporary; and

WHEREAS, the City Council finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the City Administrator, or his designee, is hereby authorized to enter into a Contract with Sanli Pastore & Hill, Inc. to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) annually; and, be it

FURTHER RESOLVED: That for any work orders issued under this resolution requiring the use of any City General Purpose Fund money not already specifically appropriated by City Council to the project, the City Administrator shall return to the City Council for approval of the allocation of the General Purpose Fund money; and be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the City Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

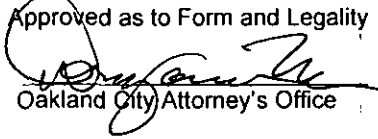
NOES -

ABSENT -

ABSTENTION -

ATTEST:

LATONDA SIMMONS
City Clerk and Clerk of the Council of
the City of Oakland, California

Approved as to Form and Legality

Oakland City Attorney's Office

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OR HIS
DESIGNEE TO ENTER INTO A PROFESSIONAL SERVICES
CONTRACT IN AN AMOUNT NOT TO EXCEED FORTY-FIVE
THOUSAND DOLLARS (\$45,000.00) ANNUALLY WITH MARGARETTA
J. DARNALL FOR AS-NEEDED REAL ESTATE APPRAISAL SERVICES
OVER A PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various City acquisition, disposal, capital improvements and other public works related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the City and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the City conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the City's Request for Proposals process and Margarettta J. Darnall was chosen as one of the firms to provide appraisal services; and

WHEREAS, the City wishes to enter into a contract, concurrent with the Redevelopment Agency, with Margarettta J. Darnall; and

WHEREAS, the City Council finds that this agreement is for services of a professional nature; and

WHEREAS, the City Council finds that services under contract will be temporary; and

WHEREAS, the City Council finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the City Administrator, or his designee, is hereby authorized to enter into a Contract with Margaretta J. Darnall to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed Forty-Five Thousand Dollars (\$45,000.00) annually; and, be it

FURTHER RESOLVED: That for any work orders issued under this resolution requiring the use of any City General Purpose Fund money not already specifically appropriated by City Council to the project, the City Administrator shall return to the City Council for approval of the allocation of the General Purpose Fund money; and be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the City Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST:

LATONDA SIMMONS
City Clerk and Clerk of the Council of
the City of Oakland, California

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OR HIS
DESIGNEE TO ENTER INTO A PROFESSIONAL SERVICES
CONTRACT IN AN AMOUNT NOT TO EXCEED ONE HUNDRED
THOUSAND DOLLARS (\$100,000.00) ANNUALLY WITH J.W. TOM AND
ASSOCIATES FOR AS-NEEDED REAL ESTATE APPRAISAL
SERVICES OVER A PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various City acquisition, disposal, capital improvements and other public works related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the City and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the City conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the City's Request for Proposals process and J.W. Tom and Associates was chosen as one of the firms to provide appraisal services; and

WHEREAS, the City wishes to enter into a contract, concurrent with the Redevelopment Agency, with J.W. Tom and Associates; and

WHEREAS, the City Council finds that this agreement is for services of a professional nature; and

WHEREAS, the City Council finds that services under contract will be temporary; and

WHEREAS, the City Council finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the City Administrator, or his designee, is hereby authorized to enter into a Contract with J.W. Tom and Associates to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed One Hundred Thousand Dollars (\$100,000.00) annually; and, be it

FURTHER RESOLVED: That for any work orders issued under this resolution requiring the use of any City General Purpose Fund money not already specifically appropriated by City Council to the project, the City Administrator shall return to the City Council for approval of the allocation of the General Purpose Fund money; and be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the City Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST:

LATONDA SIMMONS
City Clerk and Clerk of the Council of
the City of Oakland, California

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OR HIS
DESIGNEE TO ENTER INTO A PROFESSIONAL SERVICES
CONTRACT IN AN AMOUNT NOT TO EXCEED ONE HUNDRED
THOUSAND DOLLARS (\$100,000.00) ANNUALLY WITH YOVINO-
YOUNG INCORPORATED FOR AS-NEEDED REAL ESTATE
APPRAISAL SERVICES OVER A PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various City acquisition, disposal, capital improvements and other public works related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the City and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the City conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the City's Request for Proposals process and Yovino-Young, Incorporated was chosen as one of the firms to provide appraisal services; and

WHEREAS, the City wishes to enter into a contract, concurrent with the Redevelopment Agency, with Yovino-Young, Incorporated; and

WHEREAS, the City Council finds that this agreement is for services of a professional nature; and

WHEREAS, the City Council finds that services under contract will be temporary; and

WHEREAS, the City Council finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the City Administrator, or his designee, is hereby authorized to enter into a Contract with Yovino-Young, Incorporated to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed One Hundred Thousand Dollars (\$100,000.00) annually; and, be it

FURTHER RESOLVED: That for any work orders issued under this resolution requiring the use of any City General Purpose Fund money not already specifically appropriated by City Council to the project, the City Administrator shall return to the City Council for approval of the allocation of the General Purpose Fund money; and be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the City Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST:

LATONDA SIMMONS
City Clerk and Clerk of the Council of
the City of Oakland, California

OFFICE OF THE CITY CLERK
OAKLAND
FILED
2010 APR 29 PM 7:56

Approved as to Form and Legality


Agency Counsel

REDEVELOPMENT AGENCY OF THE AGENCY OF OAKLAND

RESOLUTION No. _____ C.M.S.

**RESOLUTION AUTHORIZING THE AGENCY ADMINISTRATOR OR HIS
DESIGNEE TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT
IN AN AMOUNT NOT TO EXCEED TWENTY-FIVE THOUSAND
DOLLARS (\$25,000.00) ANNUALLY WITH ALFRED L. WATTS AND
ASSOCIATES FOR AS-NEEDED REAL ESTATE APPRAISAL SERVICES
OVER A PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various Redevelopment Agency (“Agency”) related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the Agency and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the Agency conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the Agency’s Request for Proposals process and Alfred L. Watts and Associates was chosen as one of the firms to provide appraisal services; and

WHEREAS, the Agency wishes to enter into a contract, concurrent with the City, with Alfred L. Watts and Associates; and

WHEREAS, the Agency Board finds that this agreement is for services of a professional nature; and

WHEREAS, the Agency Board finds that services under contract will be temporary; and

WHEREAS, the Agency Board finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to enter into a Contract with Alfred L. Watts and Associates to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) annually; and, be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

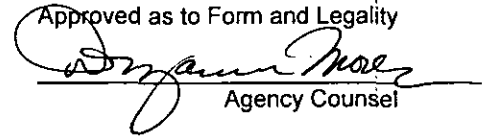
AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____
LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the Agency of Oakland, California


Agency Counsel

REDEVELOPMENT AGENCY OF THE AGENCY OF OAKLAND

RESOLUTION No. _____ C.M.S.

**RESOLUTION AUTHORIZING THE AGENCY ADMINISTRATOR OR HIS
DESIGNEE TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT
IN AN AMOUNT NOT TO EXCEED TWENTY-FIVE THOUSAND
DOLLARS (\$25,000.00) ANNUALLY WITH ASSOCIATED RIGHT OF WAY
SERVICES, INC. FOR AS-NEEDED REAL ESTATE APPRAISAL
SERVICES OVER A PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various Redevelopment Agency (“Agency”) related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the Agency and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the Agency conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the Agency’s Request for Proposals process and Associated Right of Way Services, Inc. was chosen as one of the firms to provide appraisal services; and

WHEREAS, the Agency wishes to enter into a contract, concurrent with the City, with Associated Right of Way Services, Inc.; and

WHEREAS, the Agency Board finds that this agreement is for services of a professional nature; and

WHEREAS, the Agency Board finds that services under contract will be temporary; and

WHEREAS, the Agency Board finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to enter into a Contract with Associated Right of Way Services, Inc. to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) annually; and, be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____
LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the Agency of Oakland, California


Agency Counsel

REDEVELOPMENT AGENCY OF THE AGENCY OF OAKLAND

RESOLUTION No. _____ C.M.S.

**RESOLUTION AUTHORIZING THE AGENCY ADMINISTRATOR OR HIS
DESIGNEE TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT
IN AN AMOUNT NOT TO EXCEED TWENTY-FIVE THOUSAND
DOLLARS (\$25,000.00) ANNUALLY WITH BURCHARD & RINEHART
FOR AS-NEEDED REAL ESTATE APPRAISAL SERVICES OVER A
PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various Redevelopment Agency ("Agency") related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the Agency and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the Agency conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the Agency's Request for Proposals process and Burchard & Rinehart was chosen as one of the firms to provide appraisal services; and

WHEREAS, the Agency wishes to enter into a contract, concurrent with the City, with Burchard & Rinehart; and

WHEREAS, the Agency Board finds that this agreement is for services of a professional nature; and

WHEREAS, the Agency Board finds that services under contract will be temporary; and

WHEREAS, the Agency Board finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to enter into a Contract with Burchard & Rinehart to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) annually; and, be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

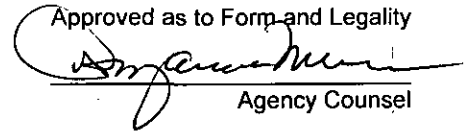
AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____
LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the Agency of Oakland, California


Agency Counsel

REDEVELOPMENT AGENCY OF THE AGENCY OF OAKLAND

RESOLUTION No. _____ C.M.S.

**RESOLUTION AUTHORIZING THE AGENCY ADMINISTRATOR OR HIS
DESIGNEE TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT
IN AN AMOUNT NOT TO EXCEED TWENTY-FIVE THOUSAND
DOLLARS (\$25,000.00) ANNUALLY WITH CERTIFIED GENERAL
APPRAISAL SERVICES FOR AS-NEEDED REAL ESTATE APPRAISAL
SERVICES OVER A PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various Redevelopment Agency ("Agency") related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the Agency and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the Agency conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the Agency's Request for Proposals process and Certified General Appraisal Services was chosen as one of the firms to provide appraisal services; and

WHEREAS, the Agency wishes to enter into a contract, concurrent with the City, with Certified General Appraisal Services; and

WHEREAS, the Agency Board finds that this agreement is for services of a professional nature; and

WHEREAS, the Agency Board finds that services under contract will be temporary; and

WHEREAS, the Agency Board finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to enter into a Contract with Certified General Appraisal Services to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) annually; and, be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

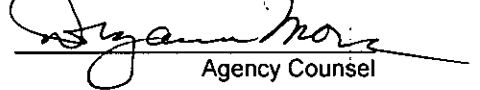
AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____
LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the Agency of Oakland, California


Agency Counsel

REDEVELOPMENT AGENCY OF THE AGENCY OF OAKLAND

RESOLUTION No. _____ C.M.S.

**RESOLUTION AUTHORIZING THE AGENCY ADMINISTRATOR OR HIS
DESIGNEE TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT
IN AN AMOUNT NOT TO EXCEED TWENTY-FIVE THOUSAND
DOLLARS (\$25,000.00) ANNUALLY WITH HODGES LACEY &
ASSOCIATES, LLC FOR AS-NEEDED REAL ESTATE APPRAISAL
SERVICES OVER A PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various
Redevelopment Agency (“Agency”) related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services
Division to promptly respond and provide the necessary services to the Agency and staff in an
efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate
appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various
individual projects and funds will be identified prior to the performance of the as-needed Real
Estate appraisal services; and

WHEREAS, the Agency conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the Agency’s Request for Proposals process
and Hodges Lacey & Associates, LLC was chosen as one of the firms to provide appraisal services;
and

WHEREAS, the Agency wishes to enter into a contract, concurrent with the City, with Hodges
Lacey & Associates, LLC; and

WHEREAS, the Agency Board finds that this agreement is for services of a professional nature;
and

WHEREAS, the Agency Board finds that services under contract will be temporary; and

WHEREAS, the Agency Board finds and determines that the performance of this contract shall not
result in the loss of employment or salary by any person having permanent status in the competitive
services; now, therefore, be it

RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to enter into a Contract with Hodges Lacey & Associates, LLC to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) annually; and, be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

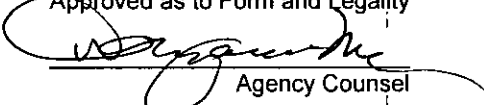
AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES –

ABSENT –

ABSTENTION –

ATTEST: _____
LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the Agency of Oakland, California


Agency Counsel

REDEVELOPMENT AGENCY OF THE AGENCY OF OAKLAND

RESOLUTION NO. _____ C.M.S.

**RESOLUTION AUTHORIZING THE AGENCY ADMINISTRATOR OR HIS
DESIGNEE TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT
IN AN AMOUNT NOT TO EXCEED TWENTY-FIVE THOUSAND
DOLLARS (\$25,000.00) ANNUALLY WITH DONNA DESMOND
ASSOCIATES FOR AS-NEEDED REAL ESTATE APPRAISAL SERVICES
OVER A PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various Redevelopment Agency (“Agency”) related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the Agency and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the Agency conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the Agency’s Request for Proposals process and Donna Desmond Associates was chosen as one of the firms to provide appraisal services; and

WHEREAS, the Agency wishes to enter into a contract, concurrent with the City, with Donna Desmond Associates; and

WHEREAS, the Agency Board finds that this agreement is for services of a professional nature; and

WHEREAS, the Agency Board finds that services under contract will be temporary; and

WHEREAS, the Agency Board finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to enter into a Contract with Donna Desmond Associates to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) annually; and, be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____
LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the Agency of Oakland, California

REDEVELOPMENT AGENCY OF THE AGENCY OF OAKLAND

RESOLUTION No. _____ C.M.S.

**RESOLUTION AUTHORIZING THE AGENCY ADMINISTRATOR OR HIS
DESIGNEE TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT
IN AN AMOUNT NOT TO EXCEED TWENTY-FIVE THOUSAND
DOLLARS (\$25,000.00) ANNUALLY WITH SANDRA L. PIKE AND
ASSOCIATES FOR AS-NEEDED REAL ESTATE APPRAISAL SERVICES
OVER A PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various
Redevelopment Agency ("Agency") related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services
Division to promptly respond and provide the necessary services to the Agency and staff in an
efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate
appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various
individual projects and funds will be identified prior to the performance of the as-needed Real
Estate appraisal services; and

WHEREAS, the Agency conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the Agency's Request for Proposals process
and Sandra L. Pike and Associates was chosen as one of the firms to provide appraisal services; and

WHEREAS, the Agency wishes to enter into a contract, concurrent with the City, with Sandra L.
Pike and Associates; and

WHEREAS, the Agency Board finds that this agreement is for services of a professional nature;
and

WHEREAS, the Agency Board finds that services under contract will be temporary; and

WHEREAS, the Agency Board finds and determines that the performance of this contract shall not
result in the loss of employment or salary by any person having permanent status in the competitive
services; now, therefore, be it

RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to enter into a Contract with Sandra L. Pike and Associates to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) annually; and, be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

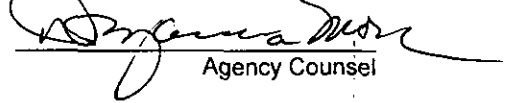
AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____
LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the Agency of Oakland, California


Agency Counsel

REDEVELOPMENT AGENCY OF THE AGENCY OF OAKLAND

RESOLUTION No. _____ C.M.S.

**RESOLUTION AUTHORIZING THE AGENCY ADMINISTRATOR OR HIS
DESIGNEE TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT
IN AN AMOUNT NOT TO EXCEED TWENTY-FIVE THOUSAND
DOLLARS (\$25,000.00) ANNUALLY WITH SANLI PASTORE & HILL, INC.
FOR AS-NEEDED REAL ESTATE APPRAISAL SERVICES OVER A
PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various Redevelopment Agency ("Agency") related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the Agency and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the Agency conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the Agency's Request for Proposals process and Sanli Pastore & Hill, Inc. was chosen as one of the firms to provide appraisal services; and

WHEREAS, the Agency wishes to enter into a contract, concurrent with the City, with Sanli Pastore & Hill, Inc.; and

WHEREAS, the Agency Board finds that this agreement is for services of a professional nature; and

WHEREAS, the Agency Board finds that services under contract will be temporary; and

WHEREAS, the Agency Board finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to enter into a Contract with Sanli Pastore & Hill, Inc. to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) annually; and, be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

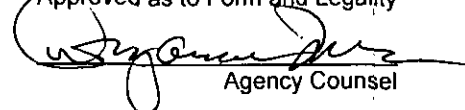
AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____
LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the Agency of Oakland, California



Agency Counsel

REDEVELOPMENT AGENCY OF THE AGENCY OF OAKLAND

RESOLUTION NO. _____ C.M.S.

**RESOLUTION AUTHORIZING THE AGENCY ADMINISTRATOR OR HIS
DESIGNEE TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT
IN AN AMOUNT NOT TO EXCEED FORTY-FIVE THOUSAND DOLLARS
(\$45,000.00) ANNUALLY WITH MARGARETTA J. DARNALL FOR AS-
NEEDED REAL ESTATE APPRAISAL SERVICES OVER A PERIOD OF
THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various Redevelopment Agency ("Agency") related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the Agency and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the Agency conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the Agency's Request for Proposals process and Margaretta J. Darnall was chosen as one of the firms to provide appraisal services; and

WHEREAS, the Agency wishes to enter into a contract, concurrent with the City, with Margaretta J. Darnall; and

WHEREAS, the Agency Board finds that this agreement is for services of a professional nature; and

WHEREAS, the Agency Board finds that services under contract will be temporary; and

WHEREAS, the Agency Board finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to enter into a Contract with Margaretta J. Darnall to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed Forty-Five Thousand Dollars (\$45,000.00) annually; and, be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

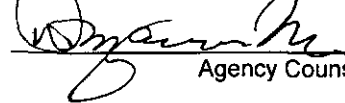
AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____
LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the Agency of Oakland, California


Agency Counsel

REDEVELOPMENT AGENCY OF THE AGENCY OF OAKLAND

RESOLUTION No. _____ C.M.S.

**RESOLUTION AUTHORIZING THE AGENCY ADMINISTRATOR OR HIS
DESIGNEE TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT
IN AN AMOUNT NOT TO EXCEED ONE HUNDRED THOUSAND
DOLLARS (\$100,000.00) ANNUALLY WITH J.W. TOM AND ASSOCIATES
FOR AS-NEEDED REAL ESTATE APPRAISAL SERVICES OVER A
PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various Redevelopment Agency ("Agency") related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the Agency and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the Agency conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the Agency's Request for Proposals process and J.W. Tom and Associates was chosen as one of the firms to provide appraisal services; and

WHEREAS, the Agency wishes to enter into a contract, concurrent with the City, with J.W. Tom and Associates; and

WHEREAS, the Agency Board finds that this agreement is for services of a professional nature; and

WHEREAS, the Agency Board finds that services under contract will be temporary; and

WHEREAS, the Agency Board finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to enter into a Contract with J.W. Tom and Associates to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed One Hundred Thousand Dollars (\$100,000.00) annually; and, be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

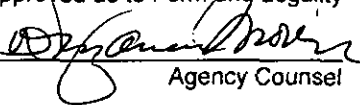
AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____
LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the Agency of Oakland, California


Agency Counsel

REDEVELOPMENT AGENCY OF THE AGENCY OF OAKLAND

RESOLUTION No. _____ C.M.S.

**RESOLUTION AUTHORIZING THE AGENCY ADMINISTRATOR OR HIS
DESIGNEE TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT
IN AN AMOUNT NOT TO EXCEED ONE HUNDRED THOUSAND
DOLLARS (\$100,000.00) ANNUALLY WITH YOVINO-YOUNG
INCORPORATED FOR AS-NEEDED REAL ESTATE APPRAISAL
SERVICES OVER A PERIOD OF THREE YEARS**

WHEREAS, professional Real Estate appraisal services are needed to support various Redevelopment Agency ("Agency") related projects; and

WHEREAS, as-needed Real Estate appraisal services contracts allow the Real Estate Services Division to promptly respond and provide the necessary services to the Agency and staff in an efficient and timely manner; and

WHEREAS, projects will occur over the next three-year period and will require Real Estate appraisal services; and

WHEREAS, the as-needed Real Estate appraisal services will be funded through the various individual projects and funds will be identified prior to the performance of the as-needed Real Estate appraisal services; and

WHEREAS, the Agency conducted a competitive Request for Proposals selection process; and

WHEREAS, eleven firms were deemed responsive to the Agency's Request for Proposals process and Yovino-Young, Incorporated was chosen as one of the firms to provide appraisal services; and

WHEREAS, the Agency wishes to enter into a contract, concurrent with the City, with Yovino-Young, Incorporated; and

WHEREAS, the Agency Board finds that this agreement is for services of a professional nature; and

WHEREAS, the Agency Board finds that services under contract will be temporary; and

WHEREAS, the Agency Board finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to enter into a Contract with Yovino-Young, Incorporated to provide as-needed Real Estate appraisal services; and, be it

FURTHER RESOLVED: That the total amount of the Contract is for an amount not to exceed One Hundred Thousand Dollars (\$100,000.00) annually; and, be it

FURTHER RESOLVED: That the contract term will be for three (3) years from the date of the contract; and, be it

FURTHER RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to approve any subsequent amendments to or extensions of said agreement with the exception of those related to an increase in total compensation or the allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and, be it

FURTHER RESOLVED: That a copy of the Contract will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES -BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____
LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the Agency of Oakland, California