

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

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2010 MAY 13 PM 6:36

TO: Office of the City/Agency Administrator  
ATTN: Dan Lindheim  
FROM: Community Economic Development Agency  
DATE: May 18, 2010

RE: **Supplemental Staff Report Regarding:**

**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)**

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**SUMMARY**

At its meeting of May 11, 2010, the Finance and Management Committee of the City Council requested additional information regarding the business ownership, location, Local/Small Local Business Enterprise (L/SLBE) certification, and business tax certification for the proposed As-Needed Real Estate Appraisal Services contractors.

Below is a table supplementing Table 1 from the original staff report with the additional information requested by the Committee.

Of the four Oakland-based businesses, two are certified Oakland Small Local Business Enterprises. One of the main reasons staff has identified these two contractors as Tier III, \$100,000 contractors, is because of their SLBE certification status. Staff from the City's

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Department of Contracting and Purchasing (DCP) will contact both non-certified businesses to encourage certification as a local Oakland firm. Additionally, as part of advertising and issuing the Appraisal Services RFP, DCP staff developed a list of certified Oakland appraisal firms, and each of these firms was mailed an Appraisal Services RFP. There are a limited number of state of California licensed general Real Estate appraisers located in Oakland that have experience performing public agency and eminent domain related appraisals that meet federal, State and local acquisition appraisal requirements.


Finally, of the eleven firms, seven firms are minority and/or women-owned. All firms that the City hires to perform services are required to pay business taxes. Such firms are required to obtain a Business Tax Certificate from the City's Business Tax Section, report annual income, and pay taxes on the income reported. Of the eleven firms, eight have Business Tax Certificates. The three remaining must obtain a valid Oakland Business Tax Certificate in order to obtain certification, although the tax certificate and payment of business taxes is required regardless of whether a firm qualifies for "local" business certification.

<b>TABLE 1 – EXPANDED</b>	<b>Type of Appraisal Services/Specialty</b>	<b>Local/ Small Local</b>	<b>Minority/ Woman Owned</b>	<b>Company Location</b>	<b>Business Tax Certificate</b>
Alfred L. Watts and Associates	Real Property		X	Alameda	28002414
Associated Right of Way Services	Real Property		X	Pleasant Hill	3663086
Burchard & Rinehart	Real Property			Walnut Creek	Required to Obtain
Certified General Appraisal Services	Real Property, Fixtures & Equipment, Business Value		X	Oakland	960713
Donna Desmond Associates	Business Value, Goodwill & Billboards		X	Los Angeles	Required to Obtain
Hodges Lacey & Associates, LLC	Fixtures & Equipment			Los Angeles	Required to Obtain
J.W. Tom and Associates	Real Property	SLBE	X	Oakland	973548
Margaretta J. Darnall	Real Property		X	Alameda	1255185
Sandra L. Pike and Associates	Real Property		X	Oakland	1511580
Sanli Pastore & Hill, Inc.	Business Value, Goodwill			Sacramento	3554759
Yovino-Young, Incorporated	Real Property	SLBE		Oakland	1374931

**ACTION REQUESTED OF THE CITY COUNCIL**

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

Respectfully submitted,

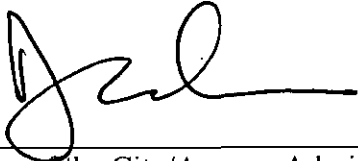


Walter S. Cohen, Director  
Community and Economic Development Agency

Reviewed by:  
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Real Estate Services Division

Prepared by:  
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CEDA Real Estate

APPROVED AND FORWARDED TO THE  
CITY COUNCIL:



Office of the City/Agency Administrator

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