

# THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

## MEMORANDUM

TO: REDEVELOPMENT AGENCY BOARD	FROM: HARRY S. MAVROGENES EXECUTIVE DIRECTOR
SUBJECT: SEE BELOW	DATE: MARCH 2, 2010

### INFORMATION

**SUBJECT: CONTRACTS, FACADE GRANTS AND PURCHASES  
EXECUTED BY THE EXECUTIVE DIRECTOR OR GENERAL  
COUNSEL, JULY 1 TO DECEMBER 31, 2009**

The attached report is provided to inform the Redevelopment Agency Board of contracts, including amendments, executed pursuant to the Executive Director's or General Counsel's contracting authority for the period July 1 to December 31, 2009, and contracts valued up to \$100,000 (cumulative) during the interim budget period December 16 - 31, 2009. The report is arranged in chronological order by signature date with subsequent amendment information provided, where applicable.

Contract information includes the vendor name, fiscal-year impact amount, total contract amount, and a brief description of the scope of services. The total amount approved and total number of contracts processed for the above referenced period appears at the end of the report.

Two columns have been added to the attached summary to report the encumbrance balance as of January 31, 2010, and if applicable, the amount that has been liquidated for contracts listed on the attached report that have been terminated or closed.



HARRY S. MAVROGENES  
Executive Director

Attachment

**THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE  
 CONTRACTS VALUED AT UP TO \$250,000  
 APPROVED FROM JULY 1, 2009 THRU DECEMBER 15, 2009  
 AND CONTRACTS VALUED AT UP TO \$100,000 (CUMULATIVE)  
 APPROVED FROM DECEMBER 16, 2009 THROUGH DECEMBER 31, 2009**

<u>Signature Date</u>	<u>Vendor</u>	<u>2009-10 Fiscal Impact</u>	<u>Total Contract Amount</u>	<u>Encumbrance Balance 01/31/10</u>	<u>Closed Contract Amount Liquidated</u>	<u>Scope of Services</u>	<u>Amendments</u>	<u>Council District</u>
7/6/2009	Alum Rock Village Business Association	\$ 10,000	10,000	4		Marketing and promotional services in connection with the Neighborhood Business District Association Work Plan Project for FY 2009-10.		5
7/6/2009	Calle Willow Business Association	\$ 0	14,000	14,000		Marketing and promotional services in connection with the Neighborhood Business District Association Work Plan Project for FY 2009-10. Agreement encumbered against FY 2008-09 Capital Budget.		3
7/6/2009	The Alameda Business Association	\$ 10,000	10,000	0		Marketing and promotional services in connection with the Neighborhood Business District Association Work Plan Project for FY 2009-10.		6
7/8/2009	Garden City Construction, Inc.	\$ 0	250,000	9,907		Owner-Contractor Agreement in connection with the Parkside Hall Meeting Rooms 1A and 1B Demolition Project. Agreement encumbered against FY 2008-09 Capital Budget.		3
7/10/2009	Affiliated Engineers W, Inc.	\$ 0	250,000	30,000		Engineering services related to building and infrastructure assessments and tenant improvements at the San Jose BioCenter. Amendment amount encumbered against FY 2008-09 Capital Budget.	First Amendment signed July 10, 2009 increased the compensation by \$157,000 for an adjusted total contract amount of \$250,000 and extended the term to August 31, 2010.	2
7/10/2009	Excel Translations, Inc.	\$ 0	100,000	92,154		Translation services on an as-needed basis for various Agency projects. Amendment amount encumbered against FY 2008-09 Operating Budget.	Third Amendment signed July 10, 2009 increased the compensation by \$90,000 for an adjusted total contract amount of \$100,000.	All
7/10/2009	Gabriel and Donna Velasquez [Dulceria Mi Carnaval]	\$ 0	88,000	88,000		Façade Improvement Program Grant Agreement for property located at 1161 East Santa Clara Street, San Jose, CA. Agreement encumbered against FY 2008-09 Capital Budget.		3

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7/16/2009	Boething Treeland Farms, Inc.	\$ 390	9,169	0	93	Purchase order for plant material in connection with the 1st ACT Program - South First Streetscape Project.	First Amendment to purchase order signed July 16, 2009 increased the purchase order by \$390.02 for an adjusted total purchase order amount of \$9,168.52 for additional plant material for an additional planter.	
7/16/2009	Ross Financial	\$ 0	30,000	3,255		Professional services in connection with a Letter of Credit for the 2003 Variable Rate Bonds. Agreement encumbered against the FY 2008-09 Operating Budget.		
7/20/2009	AECOM Technical Services, Inc. (formerly Earth Tech, Inc.)	\$ 37,857	211,470	39,772		Environmental and civil engineering services in connection with the 292 Stockton Avenue and 610 West Julian Street Building Demolition Project.	Second Amendment signed July 20, 2009 increased the compensation by \$37,857 for an adjusted total contract amount of \$211,470 and extended the term to July 30, 2010.	3
7/24/2009	Finer Floors	\$ 35,990	35,990	0		Purchase order to provide all materials and equipment to complete work in connection with the floor refinishing project by Team San Jose for the Civic Auditorium Project.		3
7/24/2009	Legend Theatrical	\$ 11,300	150,980	0		Purchase order for the procurement and delivery of a lighting system that will create special effects for the main entrance into the Civic Auditorium, as well as the Montgomery Theater.	First Amendment to purchase order signed July 24, 2009 increased the purchase order by \$11,300 for an adjusted total purchase order amount of \$150,979.75 to acquire additional electrical items as needed to complete the system installation by Team San Jose.	3
7/28/2009	LSA Associates, Inc.	\$ 120,610	120,610	436		Consultant services to provide an environmental review regarding the proposed ballpark addendum.	First Amendment signed November 30, 2009 increased the compensation by \$23,735 for an adjusted total contract amount of \$120,610.	3
8/3/2009	Encon Energy Conservation Company, Inc.	\$ 19,000	19,000	2,800		Electrical engineering services in connection with the Municipal Stadium Transformer Replacement Project.		7
8/4/2009	Williams Aviation Consultants, Inc.	\$ 77,800	77,800	0	43,665	Aviation analysis services in connection with various Agency projects.		All

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8/5/2009	Value Business Products	\$ 0	50,000	12,383		Purchase order for office supplies.	First Amendment to purchase order signed August 5, 2009 extended the term from June 30, 2009 to June 30, 2010 with no increase in compensation.	
8/6/2009	Bellecci & Associates, Inc.	\$ 47,080	50,760	0		Civil engineering and land surveying services in connection with the Civic Auditorium-Parkside Hall Meeting Rooms, 1A and 1B Demolition Project. Work already commenced under Work Authorization #34 in the amount of \$3,680 in FY 2008-09.		3
8/6/2009	Clean Innovation Corporation	\$ 20,000	50,000	20,240		Power washing and other cleaning services as directed by the Agency.	Second Amendment signed August 6, 2009 increased the compensation by \$20,000 for an adjusted total contract amount of \$50,000.	All
8/6/2009	Quality Assurance Engineering, Inc. dba Consolidated Engineering Laboratories	\$ 20,000	20,000	7,389		Material inspection and testing services in connection with the Civic Auditorium Phase I Project.		3
8/6/2009	Quality Assurance Engineering, Inc. dba Consolidated Engineering Laboratories	\$ 25,000	25,000	21,634		Material inspection and testing services in connection with the Parkside Hall Meeting Rooms 1A and 1B Demolition Project.		3
8/6/2009	Ben Hill dba Hill Enterprises	\$ 35,000	160,000	16,035		Property maintenance services for various Agency projects.	Fifth Amendment signed August 6, 2009 increased the compensation by \$35,000 for an adjusted total contract amount of \$160,000.	All
8/7/2009	East Santa Clara Street Business Association	\$ 10,000	10,000	2,771		Marketing and promotional services in connection with the Neighborhood Business District Association Work Plan Project for FY 2009-10.		3
8/7/2009	Japantown Neighborhood Business Association	\$ 10,000	10,000	7,432		Marketing and promotional services in connection with the Neighborhood Business District Association Work Plan Project for FY 2009-10.		3
8/7/2009	North 13th Street Neighborhood Business Association	\$ 10,000	10,000	1,774		Marketing and promotional services in connection with the Neighborhood Business District Association Work Plan Project for FY 2009-10.		3
8/7/2009	Story Road Business Association	\$ 10,000	10,000	9,292		Marketing and promotional services in connection with the Neighborhood Business District Association Work Plan Project for FY 2009-10.		5

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8/7/2009	Winchester Business Association	\$ 10,000	10,000	10,000		Marketing and promotional services in connection with the Neighborhood Business District Association Work Plan Project for FY 2009-10.		1,6
8/10/2009	CDW-G	\$ 21,304	21,304	14,670		Blanket purchase order for Agency printer supplies.		
8/10/2009	Gilbane Building Company	\$ 50,000	200,000	20		Master Agreement for construction management services for various Agency projects.	Continuation Agreement and Second Amendment signed August 10, 2009 increased the compensation by \$50,000 for an adjusted total contract amount of \$200,000 and extended the term to June 30, 2010.	All
8/10/2009	OJK, Inc.	\$ 118,000	118,000	0	39,803	Pre-development architectural services in connection with the Japantown Senior Apartment Project which may be developed on a city-owned parcel at 675 North Sixth Street.		3
8/11/2009	Nikos Media & Graphics, LLC	\$ 33,202	33,202	0		Purchase order for fabrication, procurement and delivery of all materials related to interior wayfinding signage for the Civic Auditorium.		3
8/13/2009	Getty Images	\$ 14,700	14,700	0		Purchase order for the use of 49 digital images of past and current performers as wall décor in connection with the wall of fame for the Civic Auditorium.		3
8/14/2009	Pacific Gas & Electric Company	\$ 78,767	78,767	0		Service Agreements for new electric and gas services in connection with the Edenvale Community Center and the relocation of an existing electrical transformer servicing the Boys & Girls Club.		2
8/14/2009	SportsEconomics, Inc.	\$ 7,125	7,125	0		Consultant services to prepare an economic impact analysis of The Tech's 10-year history to support The Tech's anniversary celebrations and to build a base for its expansion.		3
8/14/2009	The Poor House Bistro, Inc. (Borrower) and Sally L. Meduri (Security Property Owner)	\$ 50,000	50,000	0		Small Business Loan Program Loan Agreement for its business, Poor House Bistro Restaurant, located at 91 South Autumn Street, San Jose, CA.		3
8/17/2009	Symphony Silicon Valley	\$ 100,000	100,000	10,000		Sponsorship Agreement for Agency assistance towards marketing and promotion expenses for the Target Summer Pops Music Festival held August 23 through August 30, 2009.		3

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8/19/2009	Bill's Tree Care and Landscape, Inc.	\$ 15,000	15,000	6,176		Tree services in connection with various Agency owned properties and projects.		All
8/19/2009	Conventions, Sports & Leisure International, Inc.	\$ 130,000	130,000	20,000		Economic analysis services in connection with the proposed Major League Ballpark Project.		3
8/19/2009	Jones & Stokes Associates, Inc.	\$ 20,000	180,000	131,298		Cultural resource studies in connection with the North San Pedro Housing Project.	Continuation Agreement and First Amendment signed August 19, 2009 increased the compensation by \$20,000 for an adjusted total contract amount of \$180,000 and extended the term to June 30, 2011.	3
8/19/2009	Maniglia Landscape Services, Inc.	\$ 20,000	120,000	22,356		Property maintenance services in connection with various Agency projects.	Third Amendment signed August 19, 2009 increased the compensation by \$20,000 for an adjusted total contract amount of \$120,000 and extended the term to December 31, 2010.	All
8/19/2009	NICA DMT, Inc.	\$ 60,649	70,042	566		Owner-Contractor Agreement in connection with the Autumn/Montgomery Demolition Project.	Additional contingency funds approved August 19, 2009 increased the contingency amount from \$9,392.50 to \$70,041.55 to fund on-site recycling of materials and for unforeseen additional hazardous material abatement.	3
8/25/2009	Consolidated Engineering Laboratories	\$ 0	100,000	28,251		Master Agreement for evaluation, inspection and monitoring services on an as-needed basis for various Agency projects.	Continuation Agreement and Second Amendment signed August 25, 2009 extended the term to August 1, 2010 with no increase in compensation.	All
8/25/2009	Liebert Cassidy Whitmore	\$ 10,000	20,000	3,653		Legal services in connection with an audit of the Agency's employment personnel policies and handbook.	Continuation Agreement and First Amendment signed August 25, 2009 increased the compensation by \$10,000 for an adjusted total contract amount of \$20,000 and extended the term to June 30, 2010.	

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8/31/2009	Community Towers I, LLC, Community Towers II, LLC, Community Towers III, LLC, and Community Towers IV, LLC (Owner) and SunWize Technologies, Inc. (Lessee) [SunWize Technologies, Inc.]	\$ 12,000	12,000	0		Signage Grant Agreement for property located at 111 West Saint John Street, Suite 1200, San Jose, CA.		3
8/31/2009	Davis Mechanical Services, Inc.	\$ 0	25,000	18,816		Design services in connection with the Circle of Palms Permanent Ice Rink Facility Project.	First Amendment signed August 31, 2009 extended the term to August 31, 2010 with no increase in compensation.	3
9/2/2009	Horwath Hospitality & Leisure LLC	\$ 15,440	60,440	0		Financial consulting services in connection with the proposed Convention Center Expansion and Renovation Project.	First Amendment signed September 2, 2009 increased the compensation by \$15,440 for an adjusted total contract amount of \$60,440.	3
9/2/2009	The Indus Entrepreneurs	\$ 13,625	13,625	1,000		Consultant services necessary to plan, prepare, promote and implement four business events held in City Redevelopment Areas to facilitate development of commercial activity.	First Amendment signed November 16, 2009 revised the scope of services and compensation schedule, with no increase in total compensation.	3,4
9/4/2009	Royston Hanamoto Alley & Abey	\$ 0	50,450	18,568		Design services in connection with the Guadalupe River Park and Gardens Heritage Plaza Project.	Continuation Agreement and Second Amendment signed September 4, 2009 extended the term from December 31, 2008 through June 30, 2009 and amended certain technical clarifications regarding consultant's work product.	3
9/8/2009	Kornberg Associates, Inc.	\$ 0	250,000	54,570		Architectural services in connection with the San Jose BioCenter Expansion Project.	Second Amendment signed September 8, 2009 revised the scope of services, schedule of performance and special provisions with no increase in compensation.	2
9/11/2009	West San Carlos Street Neighborhood Business Association	\$ 22,000	22,000	6,435		Marketing and promotional services in connection with the Neighborhood Business District Association Work Plan Project for FY 2009-10.		3
9/14/2009	Lee Hecht Harrison, LLC	\$ 50,000	50,000	28,900		Transition employment services to Agency and laid off employees.		

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9/22/2009	Orrick, Herrington & Sutcliffe, LLP	\$ 35,000	135,000	0		Legal services in connection with the Convention Center Expansion Project.	Continuation Agreement and Second Amendment signed September 22, 2009 increased the compensation by \$35,000 for an adjusted total contract amount of \$135,000 and extended the term to June 30, 2010.	3
9/25/2009	Standard Retirement Services, Inc.	\$ 15,000	40,000	16,567		Investment administration services in connection with the Agency's 401(a) Pension/Retirement Plan and 457 Deferred Compensation Plan.	Continuation Agreement and First Amendment signed September 25, 2009 increased the compensation by \$15,000 for an adjusted total contract amount of \$40,000 and extended the term to June 30, 2010.	
9/28/2009	Bill Gould Design Art & Architecture	\$ 68,000	68,000	28,500		Design services in connection with the Central Service Yard Improvements Project.		7
9/28/2009	Greenwich Industries, L.P. dba Clarin	\$ 139,656	139,656	139,656		Supplier Agreement in connection with the Civic Auditorium: Portable Audience Seating Project		3
9/28/2009	Simpson Gumpertz & Heger, Inc.	\$ 45,500	45,500	31,359		Construction inspection services in connection with the San Jose McEnery Convention Center Existing Roof and Terrace Capital Repair and Replacement Project.		3
9/28/2009	Spectrum Economics, Inc.	\$ 20,000	20,000	5,000		Professional services in connection with a six-year forecast of tax increment revenues for fiscal years 2009-10 through 2014-15.		
10/7/2009	Bellecci & Associates, Inc.	\$ -15,000	89,000	0	36,450	Engineering services in connection with the Parque de Los Pobladores Improvements Project.	Continuation Agreement and First Amendment reduced the compensation by \$15,000 for an adjusted total contract amount of \$89,000 and extended the term to March 1, 2010.	3
10/8/2009	RSTP Investments, LLC [Environmental Business Cluster; U.S. Market Access Center; Software Development Forum; San Jose Entrepreneur Center]	\$ 165,000	165,000	103,481		Façade Improvement Program Grant Agreement for property located at 100 East Santa Clara Street, San Jose, CA.		3
10/8/2009	Tee Nee Thai Cuisine, Inc.	\$ 50,000	50,000	0		Small Business Loan Program Loan Agreement for business located at 1423 The Alameda, San Jose, CA.		6

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10/14/2009	DTBA, LLC [Downtown Britannia Arms]	\$ 50,000	50,000	0		Small Business Loan Program Loan Agreement for business located at 173 West Santa Clara Street, San Jose, CA.		3
10/14/2009	House of Siam	\$ 50,000	50,000	0		Small Business Loan Program Loan Agreement for business located at 150 South First Street, Suite 151, San Jose, CA.		3
10/15/2009	ZPD, Inc. [San Jose Bar and Grill]	\$ 50,000	50,000	0		Small Business Loan Program Loan Agreement for business located at 85 South Second Street, San Jose, CA.		3
10/20/2009	John Domingo dba 3D Electric	\$ 0	30,000	21,148		Electrician services in connection with various Agency properties and projects.	First Amendment signed October 20, 2009 extended the term to December 31, 2010 with no increase in compensation.	All
10/20/2009	Skyline Construction, Inc.	\$ 65,000	65,000	0		Purchase order to furnish and install truncated domes at The 88 Central Place Parking Garage for public right of way.		3
10/22/2009	Civil Engineering Associates, Inc.	\$ 249,470	249,470	127,575		Civil engineering services, transportation consulting services, surveying services, and landscape architectural services in connection with the Bassett Terraine Project.		3
10/23/2009	VisionWork Associates, LLC	\$ 12,550	100,000	0		Planning and community engagement services in connection with the Vietnamese American Community Center Project.	Continuation Agreement and First Amendment signed October 23, 2009 increased the compensation by \$12,550 for an adjusted total contract amount of \$100,000 and extended the term to September 30, 2009.	7
10/28/2009	HMH Engineers, Inc.	\$ 0	184,200	0	71,302	Consultant services in connection with the Autumn/Montgomery Demolition Project.	Continuation Agreement and First Amendment signed October 28, 2009 extended the term to December 21, 2009 with no increase in compensation.	3
10/30/2009	Randazzo Enterprises, Inc.	\$ 120,340	120,340	13,675		Owner Contractor Agreement in connection with the 460 Park Avenue Demolition Project.		3

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11/3/2009	Hulberg & Associates	\$ 0	95,000	36,700		Appraisal services on an as-needed basis for various Agency projects.	Fourth Amendment signed November 3, 2009 extended the term to November 3, 2010 with no increase in compensation.	All
11/4/2009	Gilbane Building Company	\$ 45,000	45,000	2,550		Construction management services in connection with the Civic Auditorium Phase I Project.		3
11/16/2009	Jamison McKay Advertising	\$ 72,000	167,000	45,120		Consultant services in connection with the Downtown Lifestyle Marketing Campaign Project for the Agency's Downtown Management Division.	Continuation Agreement and First Amendment signed November 16, 2009 extended the term to June 30, 2010 with no increase in compensation. Second Amendment signed December 23, 2009 increased the compensation by \$72,000 for an adjusted total contract amount of \$167,000.	3
11/18/2009	PSS Communications, Inc.	\$ 29,731	29,731	0		Telecommunication services necessary for the relocation/reconfiguration at 100 East Santa Clara Street in connection with the Downtown Incubator Lease.		3
11/30/2009	HMH Engineers	\$ 0	200,000	11,273		Surveying and engineering services in connection with the Japantown (Jackson Street) Sidewalk Replacement Project.	First Amendment signed November 30, 2009 extended the term to June 30, 2010 with no increase in compensation.	3
12/11/2009	Field Paoli Architects	\$ 33,308	33,308	0	70	Urban design services as needed in connection with the Diridon Station Area Project.		3
12/23/2009	Five Star Restaurant Consultants	\$ 0	30,000	16,813		Technical assistance to restaurant operators within redevelopment project areas.	First Amendment signed December 23, 2009 extended the term to July 31, 2010 with no increase in compensation.	All
<b>Total 2009-10 Fiscal Impact (1)</b>		<b>\$ 2,662,393</b>		<b>1,353,969</b>	<b>191,383</b>			

**Total Number of Contracts including amendments** 78

(\* Includes funding adjustments for contract amendments.

(1) As of reporting period July 1, 2009 through December 31, 2009.