

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

MEMORANDUM

TO: REDEVELOPMENT AGENCY BOARD	FROM: HARRY S. MAVROGENES EXECUTIVE DIRECTOR
SUBJECT: SEE BELOW	DATE: SEPTEMBER 29, 2010

INFORMATION

SUBJECT: CONTRACTS VALUED AT UP TO \$250,000 EXECUTED BY THE EXECUTIVE DIRECTOR OR GENERAL COUNSEL, JANUARY 1 TO JUNE 30, 2010.

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 January 1 to June 30, 2010. The report is arranged in chronological order by signature date with subsequent amendment information provided, where applicable.

Contract information includes the vendor name, new contract amount, amendments, contract value as of June 30, a brief description of the scope of services, and Council Districts. As directed by the Agency Board on December 15, 2009, the report includes contracts approved during the Interim Budget Period of December 16, 2009, through February 23, 2010, capped at a cumulative amount of \$100,000. The total amount approved and the total number of contracts processed for that period appears at the end of the report.

The amount of new contracts and amendments approved during the first half of 2010, \$1.0 million, in comparison to the total amount of contracts, including amendments, approved during the first half of 2009, \$7.5 million, reflects an 87% reduction in new contractual commitments valued at up to \$250,000. Furthermore, approximately \$7.1 million of contract encumbrances were liquidated in FY 2009-10.


HARRY S. MAVROGENES
Executive Director

Attachment

**THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE
 CONTRACTS VALUED AT UP TO \$250,000
 APPROVED FROM JANUARY 1, 2010 THRU JUNE 30, 2010**

Signature Date	Vendor	Contract Value as of January 1, 2010	Contract/ Amendment Amount	Contract Value as of June 30, 2010	Scope of Services	Amendments	Council District
Executive Director Approvals:							
1/8/2010	San Jose Blueprint	15,000	11,000	26,000	Purchase order for scanning and printing services in connection with the Civic Auditorium Project.	Purchase order amendment signed January 8, 2010 increased the compensation by \$6,000 for an adjusted total purchase order amount of \$21,000 for additional printing costs in connection with Phase II. Second purchase order amendment signed March 29, 2010 increased the compensation by \$5,000 for an adjusted total purchase order amount of \$26,000 for additional scanning and printing costs in connection with Phase II.	3
1/12/2010	Now Interpreters, Inc.	75,000	0	75,000	Translation services as required for various Agency projects.	Continuation Agreement and Eighth Amendment signed January 12, 2010 extended the term from December 31, 2009 to December 31, 2010 with no increase in compensation.	All
1/14/2010	United States Postal Service	0	10,000	10,000	Purchase order to supply postage for Pitney Bowes Meter Machine.		
1/26/2010	Sandis Civil Engineers	80,000	0	80,000	Civil engineering services in connection with the Plata Arroyo Park Improvements Project.	Continuation Agreement and First Amendment signed January 26, 2010 extended the term to January 1, 2011 with no increase in compensation.	5
1/26/2010	Systems Management, Inc.	20,000	0	20,000	Consultant services in connection with the maintenance and support of the Agency's JD Edwards Enterprise One Financial System.	First Amendment signed January 26, 2010 extended the term to January 31, 2011 with no increase in compensation.	
1/28/2010	Dumas + Associates	100,000	-50,000	50,000	Architectural design services in connection with the Façade Improvement Program.	First Amendment signed January 28, 2010 extended the term to June 30, 2011 and reduced the total compensation from \$100,000 to \$50,000.	All
2/17/2010	David J. Powers & Associates, Inc.	0	9,562	9,562	Consultant services for review of the proposed Winchester Boulevard Initial Study for an environmental Neighborhood Business District Overlay.		1,6
2/25/2010	Pacific Gas & Electric Company	0	16,744	16,744	Service agreement for tariff schedule work in connection with the St. James Park Improvements Project.		3

Signature Date	Vendor	Contract Value as of January 1, 2010	Contract/Amendment Amount	Contract Value as of June 30, 2010	Scope of Services	Amendments	Council District
3/9/2010	Colliers Parrish International, Inc.	50,000	18,000	68,000	Appraisal services on an as-needed basis for various Agency projects.	Continuation Agreement and Second Amendment signed March 9, 2010 increased the compensation by \$18,000 for a total adjusted contract amount of \$68,000 and extended the term to November 3, 2010.	All
3/9/2010	JODA Consulting, Inc.	0	65,000	65,000	Project management services in connection with the remodel of the San Jose Civic Auditorium.		3
3/9/2010	Keyser Marston Associates, Inc.	0	48,000	48,000	Real estate transaction services on an as-needed basis for various Agency projects.		All
3/9/2010	Keyser Marston Associates, Inc.	0	8,000	8,000	Consultant services to review potential urban decay impacts in the City of Oakland related to the possible relocation of the Oakland Athletics baseball team from the Oakland Coliseum to San Jose (Requirement for San Jose Baseball EIR response).		3
3/9/2010	Pacific Gas & Electric Company	0	23,679	23,679	Service agreement for tariff schedule work in connection with the San Jose Municipal Stadium Transformer Replacement Project.		7
3/9/2010	Quality Assurance Engineering, Inc. dba Consolidated Engineering Laboratories	0	30,000	30,000	Material inspection and testing services in connection with the San Jose Civic Auditorium Phase 2 Project.		3
3/14/2010	Carneghi-Blum Partners, Inc.	95,000	15,000	110,000	Appraisal services on an as-needed basis for various Agency projects.	Continuation Agreement and Fourth Amendment signed March 14, 2010 increased the compensation by \$15,000 for an adjusted total contract amount of \$110,000 and extended the term to November 3, 2010.	All
3/26/2010	Rosenow Spevacek Group, Inc.	0	40,000	40,000	Consultant services to prepare financial analyses to assist the Agency in negotiations with the County.		
4/1/2010	San Jose State University Research Foundation	90,000	0	90,000	Community organizing services in the Strong Neighborhoods Initiative Project Area.	Continuation Agreement and First Amendment signed April 1, 2010 extended the term to December 31, 2010 with no increase in compensation.	1,2,3,5,6,7,8,9,10
4/6/2010	Field Paoli Architects	215,000	0	215,000	Consultant services to conduct a first phase series of studies and charrettes and to prepare a final report for the Winchester Boulevard Enhancement Strategy Project.	Continuation Agreement and Third Amendment signed April 6, 2010 extended the term to June 30, 2010 with no increase in compensation.	1,6
4/8/2010	Civil Engineering Associates, Inc.	0	26,000	26,000	Surveying services necessary to prepare ALTA surveys for Blocks 2 and 8 in the San Antonio Redevelopment Project Area.		3

Signature Date	Vendor	Contract Value as of January 1, 2010	Contract/ Amendment Amount	Contract Value as of June 30, 2010	Scope of Services	Amendments	Council District
4/8/2010	LSA Associates, Inc.	120,610	129,390	250,000	Consultant services in connection with the environmental review regarding the proposed ballpark EIR addendum.	Second Amendment signed March 1, 2010 increased the compensation by \$96,000 for an adjusted total contract amount of \$216,610 and extended the term to December 31, 2011. Third Amendment signed April 8, 2010 increased the compensation by \$33,390 for an adjusted total contract amount of \$250,000 and revised the term to December 31, 2010.	3
4/27/2010	Encon Energy Conservation Company, Inc.	19,000	18,600	37,600	Electrical engineering services in connection with the Municipal Stadium Transformer Replacement Project.	First Amendment signed April 27, 2010 increased the compensation by \$18,600 for an adjusted total contract amount of \$37,600 and extended the term to April 30, 2011.	7
4/27/2010	Urban Analytics LLC	0	50,000	50,000	Fiscal consultant services in connection with the 2010 Housing set-aside tax allocation bond issue for the Merged Project Area. Compensation in the amount of \$28,800 was paid upon the sale of 2010 bonds.		
4/29/2010	Progent Corporation	0	15,000	15,000	Information technology services in connection with the San Jose Downtown Innovation Center lease at 100 East Santa Clara Street, San Jose, CA.		3
5/7/2010	County of Santa Clara	0	77,983	77,983	Purchase of computer equipment and software for use by the County Assessor's Office.		
5/7/2010	Musson Theatrical, Inc.	49,978	0	49,978	Consultant services in connection with the California Theatre Historic Rigging Project.	Continuation Agreement and First Amendment signed May 7, 2010 extended the term to August 31, 2010 with no increase in compensation.	3
5/25/2010	Bill Gould Design Art & Architecture	68,000	0	68,000	Design services in connection with the Central Service Yard Improvements Project.	Continuation Agreement and First Amendment signed May 25, 2010 extended the term to September 30, 2010 with no increase in compensation. Assignment Agreement and Second Amendment signed June 4, 2010 transferred the contract from the Agency to the City.	7
5/26/2010	Cor-O-Van Moving & Storage Company	0	60,000	60,000	Relocation services in connection with the San Jose Downtown Innovation Center lease at 100 Santa Clara Street, San Jose, CA.		3
6/3/2010	Associated Right of Way Services, Inc.	68,000	0	68,000	Relocation consulting services in connection with the Autumn Street Expansion Project.	Continuation Agreement and First Amendment signed June 3, 2010 extended the term to May 20, 2011 with no increase in compensation.	3
6/3/2010	Eileen Goodwin dba Apex Strategies	90,000	0	90,000	Strategic planning and interagency coordination services on an as-needed basis in connection with various Agency projects.	Continuation Agreement and Third Amendment signed June 3, 2010 extended the term to May 3, 2011 with no increase in compensation.	All

Signature Date	Vendor	Contract Value as of January 1, 2010	Contract/Amendment Amount	Contract Value as of June 30, 2010	Scope of Services	Amendments	Council District
6/8/2010	Gilbane Building Company	200,000	50,000	250,000	Construction management services for various Agency projects.	Third Amendment signed June 8, 2010 increased the compensation by \$50,000 for an adjusted total contract amount of \$250,000, extended the term to June 30, 2011 and decreased the applicable hourly rates for payments.	All
6/14/2010	AdverSigns	0	8,646	8,646	Purchase and installation of temporary trail detour signage in connection with the Guadalupe River Park & Gardens.		3
6/15/2010	First American Core Logic	0	6,930	6,930	One-year licenses renewal for Win2data and Realquest standard on-line services used by Agency staff to obtain real property information.		
6/15/2010	Kleinfelder West, Inc.	68,519	24,461	92,980	Geotechnical observation and testing services in connection with the Edenvale Community Center Project.	First Amendment signed June 15, 2010 increased the compensation by \$24,461 for an adjusted total contract amount of \$92,980.	2
6/15/2010	Studio G Architects, Inc.	100,000	0	100,000	Architectural design services in connection with the Façade Improvement Program.	First Amendment signed June 15, 2010 extended the term to June 30, 2012 with no increase in compensation.	All
6/23/2010	African-American Cultural Center LLC	200,000	0	200,000	Cooperation Agreement in connection with the Agency's contribution to facilitate a feasibility process for the design, build and operation of a proposed African-American Community Center.	Continuation Agreement and First Amendment signed June 23, 2010 extended the term to June 30, 2011 with no increase in compensation.	
6/23/2010	Code Compliance Group Corporation	210,000	30,000	240,000	Inspection services in connection with the Edenvale Community Center.	First Amendment signed June 23, 2010 increased the compensation by \$30,000 for an adjusted total contract amount of \$240,000.	2
6/28/2010	New City America, Inc.	100,000	0	100,000	Consultant services in connection with the formation of a Community Benefit District on West San Carlos Street.	First Amendment signed June 28, 2010 extended the term to June 30, 2011 with no increase in compensation.	3
Sub-Total Executive Director Approvals		2,034,107	741,995	2,776,102			

Signature Date	Vendor	Contract Value as of January 1, 2010	Contract/Amendment Amount	Contract Value as of June 30, 2010	Scope of Services	Amendments	Council District
General Counsel Approvals:							
2/22/2010	Berliner Cohen	0	80,000	80,000	Legal services in connection with the Agency's redevelopment activities.	Original agreement signed February 22, 2010 authorized a compensation amount of \$25,000. First Amendment signed May 21, 2010 increased the compensation by \$55,000 for a total adjusted contract amount of \$80,000 and extended the term to August 10, 2010.	
3/23/2010	Kane, Ballmer & Berkman	100,000	0	100,000	Legal services in connection with the Agency's redevelopment activities.	Second Amendment signed March 23, 2010 extended the term to March 31, 2011 with no increase in compensation.	All
5/10/2010	Curiale Hirschfeld Kraemer LLP	0	10,000	10,000	Consultant services to perform an assessment of Agency's management and employment.		
5/13/2010	Burchard & Rinehart	0	45,000	45,000	Expert consulting services regarding a lawsuit pertaining to the potential development of the Fountain Alley Parking Lot.		3
5/17/2010	Keyser Marston Associates, Inc.	0	25,000	25,000	Expert consulting services regarding a lawsuit pertaining to the potential development of the Fountain Alley Parking Lot.		3
5/24/2010	Berliner Cohen	0	15,000	15,000	Expert consulting services regarding a lawsuit pertaining to the potential development of the Fountain Alley Parking Lot.		3
5/26/2010	Ruth Shikada	0	25,000	25,000	Expert consulting services regarding a lawsuit pertaining to the potential development of the Fountain Alley Parking Lot.		3
6/11/2010	Seifel Consulting, Inc.	0	25,000	25,000	Expert consulting services regarding a lawsuit pertaining to the potential development of the Fountain Alley Parking Lot.		3
Sub-Total General Counsel Approvals		100,000	225,000	325,000			
Totals		2,134,107	966,995	3,101,102			
Total Number of New Contracts including amendments			48				