

RESOLUTION NO. 109-99

(Adopted July 27, 1999)

AUTHORIZING A PERSONAL SERVICES CONTRACT WITH JONES LANG LASALLE AMERICAS, INC. IN AN AMOUNT NOT TO EXCEED \$250,000 FOR REAL ESTATE CONSULTING SERVICES; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA


BASIS FOR RESOLUTION

1. On June 1, 1999, the Commission authorized exclusive negotiations with Lennar/BVHP, LLC ("Developer") to be the Primary Developer of the Hunters Point Shipyard ("Project").
2. Within 45 to 100 days after Commission approval of an Exclusive Negotiation Agreement, the Developer will present to the Agency for its consideration a Preliminary Concept Proposal ("Proposal") to develop the Project. The Proposal will contain phasing, economic impact, financial, marketing and community benefits information about the proposed Project.
3. Agency staff, working in collaboration with the Mayor's Office, the City Attorney and other City Departments, will analyze the Proposal and evaluate it with respect to the Agency, City and community goals of the Hunters Point Shipyard Redevelopment Plan ("Plan"). The magnitude and complexity of the Project requires in-depth, sophisticated analysis. Agency staff believes that such analysis can be best accomplished with the assistance of a highly qualified real estate development advisor.
4. The Agency issued a Request for Proposals ("RFP") for a real estate development advisor in June, 1999. Through the RFP process and with the assistance of the Mayor's Office, and the City Attorney, staff has identified Jones Lang LaSalle Americas, Inc. ("Jones Lang LaSalle"), to be the most qualified real estate development advisor to assist the Agency in its negotiations with Lennar-BVHP, LLC for development of the Hunters Point Shipyard.
5. Jones Lang LaSalle proposed to use an expert subcontractor to assist in the completion of tasks related to fiscal and local economic impact analysis of the Developer's Proposal.
6. Therefore, Staff recommends that the Commission approve a Personal Services Contract with Jones Lang LaSalle Americas, Inc. for up to \$250,000 for real estate consulting services related to negotiations with Lennar/BVHP, LLC to develop the Hunters Point Shipyard, subject to the Agency's acceptance of an appropriate subcontractor.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to enter into a Personal Services Contract with Jones Lang LaSalle Americas, Inc., for real estate consulting services related to development of the Hunters Point Shipyard, in an amount not to exceed \$250,000, substantially in the form lodged with Agency General Counsel, with any changes that hereafter become necessary but do not materially affect the substance of the contract or materially increase the obligations of the Agency subject to the condition that a subcontractor be identified satisfactory to the Executive Director for a portion of the scope of work to be determined.

APPROVED AS TO FORM:

A handwritten signature in cursive script, reading "Robert A. Firehock", written over a horizontal line.

Robert A. Firehock
Acting Agency General Counsel