

RESOLUTION NO. 49-2007

Adopted May 15, 2007

AUTHORIZING A FIRST AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH WILLIE B. KENNEDY, A SOLE PROPRIETORSHIP, DBA W. B. KENNEDY & ASSOCIATES, TO INCREASE THE CONTRACT AMOUNT PAYABLE UNDER THE FIRST 1-YEAR EXTENSION PERIOD BY AN AMOUNT NOT TO EXCEED \$65,000, FOR A SECOND-YEAR CONTRACT AMOUNT NOT TO EXCEED \$240,000, AND A TOTAL AGGREGATE CONTRACT AMOUNT NOT TO EXCEED \$590,000, TO PROVIDE INCREASED ADMINISTRATIVE SUPPORT, OUTREACH AND INFORMATION SERVICES TO THE HUNTERS POINT SHIPYARD CITIZENS ADVISORY COMMITTEE; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. In 1991, the United States Congress designated the former Hunters Point Naval Shipyard ("Shipyard") for formal closure under the federal Defense Base Closure and Realignment Act ("BRAC"), and authorized the United States Department of the Navy ("Navy") to transfer the Shipyard to the Redevelopment Agency of the City and County of San Francisco ("Agency") at no cost. In response, a Hunters Point Shipyard Citizens Advisory Committee ("CAC") consisting of 29 members appointed by the Mayor, representing residents of the Bayview Hunters Point ("BVHP") community, tenants or businesses operating at the Shipyard, and members of the public with various technical expertise, was formed to advise the Agency on the development of a blueprint for the conversion of the Shipyard to civilian use.
2. Since 1995, the Agency has had a site office at the Shipyard, which has been managed by a consultant who is also tasked with providing administrative support to the CAC. Additionally, the site office consultant is responsible for disseminating information and making presentations to the BVHP community about the Agency's redevelopment efforts at the Shipyard.
3. On December 20, 2005, the Commission authorized a one-year Personal Services Contract with two one-year options to extend ("Contract") with Willie B. Kennedy, a sole proprietorship, dba W. B. Kennedy & Associates ("Kennedy & Associates") to operate the Agency's site office at the Shipyard. Kennedy & Associates' primary role has been to provide administrative support, information and outreach services to the CAC and the broader BVHP community.
4. Since December 2005, Kennedy & Associates has provided ongoing and satisfactory support to the CAC and its members and assisted on most of the Agency's Shipyard related efforts. Kennedy & Associates' current scope of

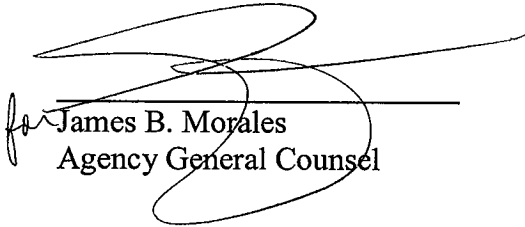
services under the Contract calls for a substantial level of work in the areas of administrative support, project area services, and outreach services. However, the current Contract underestimated the number of hours and the amount of materials required by additional and progressing initiatives resulting from the Shipyard development.

5. The quasi-public entity ("QPE") project has generated many more CAC meetings than anticipated to consider options and proposals regarding the different phases of that project. Also, the CAC's level of activity and involvement with the development of the Shipyard in general has increased as Lennar-BVHP, LLC's ("Lennar") construction and infrastructure work has progressed. Also, the Agency required additional support for outreach and workshops in the community for the initial stages of planning for development of an integrated, mixed-use project at the Candlestick Point Area of the BVHP and the Hunters Point Shipyard Redevelopment Project Areas, including unanticipated special and joint meetings of the CAC and the BVHP Project Area Committee ("PAC"). These and other projects have generated many more community meetings, mailings including stationary and postage, outreach, and other associated meeting management responsibilities for the site office. When the need for additional administrative support became apparent, staff solicited proposals for supplemented outreach and staffing services from both the existing administrative support contractor for the PAC, Business Development Inc., and Kennedy & Associates. Kennedy & Associates was the lowest bidder and was selected through a Competitive Negotiation process in conformance with the Agency's Interim Purchasing Policy and Procedures.
6. Ms. Willie B. Kennedy, the principal of Kennedy & Associates, has been a principal in each of the Agency's site office contractors at the Shipyard for over a decade. During that period, Ms. Kennedy has developed a good rapport with the BVHP community and various community organizations, as well as a supportive network of community leaders. Kennedy & Associates is also an Agency certified Small Business Enterprise.
7. Staff seeks authorization to amend the Contract with Kennedy & Associates to increase the Contract amount payable under the first-year extension period by an amount not to exceed \$65,000, for a total second-year Contract amount not to exceed \$240,000, and a total aggregate Contract amount not to exceed \$590,000, to provide increased administrative support, outreach and information services to the CAC. Under the Contract, the Executive Director is authorized to extend the term on a year-by-year basis, up to a maximum term of three years, provided that Kennedy and Associates is not in default. This Contract will be funded from a combination of the following sources: 1) a federal grant from the U.S. Department of Commerce, Economic Development Administration that the Agency received in September 2004, and 2) reimbursement from Lennar, the Phase 1 master developer, as a project cost under the Phase 1 DDA and as a Phase 2 predevelopment cost.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to execute a First Amendment to the Personal Services Contract with Willie B. Kennedy, a sole proprietorship, dba W. B. Kennedy & Associates, to increase the Contract amount payable under the first 1-year extension period by an amount not to exceed \$65,000, for a second-year Contract amount not to exceed \$240,000, and a total aggregate Contract amount not to exceed \$590,000, to provide increased administrative support, outreach and information services to the CAC, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:



James B. Morales
Agency General Counsel