

RESOLUTION NO. 17-2008

Adopted April 1, 2008

AUTHORIZING A PERSONAL SERVICES CONTRACT WITH SEIFEL CONSULTING INC., A CALIFORNIA CORPORATION, TO PROVIDE CONSULTING SERVICES FOR REDEVELOPMENT PLAN AMENDMENTS AND AFFORDABLE HOUSING STRATEGIES FOR THE COMBINED HUNTERS POINT SHIPYARD / CANDLESTICK DEVELOPMENT PROJECT AND BAYVIEW HUNTERS POINT AREA C, IN AN AMOUNT NOT TO EXCEED \$750,000; HUNTERS POINT SHIPYARD AND BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREAS

BASIS FOR RESOLUTION

1. The San Francisco Board of Supervisors ("Board of Supervisors") adopted the Bayview Hunters Point Redevelopment Plan ("BVHP Plan") on June 1, 2006, adding additional property known as Area B to the existing Hunters Point Redevelopment Project Area, to create the renamed Bayview Hunters Point Redevelopment Project Area ("BVHP Redevelopment Project Area"). A portion of the Bayview Hunters Point Redevelopment Survey Area known as Area C, along the Hunters Point Shoreline, requires further planning and analysis before being proposed for addition to the BVHP Redevelopment Project Area. During discussions with the BVHP Project Area Committee in the plan adoption process, the Redevelopment Agency of the City and County of San Francisco ("Agency") and the City and County of San Francisco ("City") made commitments to proceed with Area C planning and plan amendment activities without undue delay.
2. In the summer of 2007, Agency and City Planning Department staff began a collaborative planning process for a redevelopment program and specific land use controls for Area C. The Agency requires a consultant to revise the blight findings and other California Redevelopment Law ("CRL") mandated documentation to include Area C into the BVHP Plan, as well as evaluate the feasibility of land use scenarios.
3. On October 17, 2006, the Agency Commission authorized an amendment to the Phase 1 Disposition and Development Agreement with Lennar-BVHP, LLC ("Developer"), which, among other things, removed Parcel B from Phase 1 of the Hunters Point Shipyard ("Shipyard") development. The Agency Commission approved amendments to the Phase 2 Exclusive Negotiations Agreement ("ENA") on December 5, 2006, adding Parcel B back to the scope of exclusive negotiations and setting forth a schedule of performance for Phase 2 planning activities.
4. On February 13, 2007, the Board of Supervisors passed, and, on February 15, 2007, the Mayor signed, Resolution No. 59-07, urging the Agency to amend the Phase 2 ENA with the Developer to provide for the integrated planning and redevelopment of the Phase 2 property and certain property within the

Candlestick Point Activity Node of the BVHP Redevelopment Project Area. This planning effort would include approximately 77 acres at Candlestick Point owned by the City, under the jurisdiction of its Park and Recreation Department, on which Monster Park stadium is located (collectively, the "Integrated Project Site") and would consider a mixed-use project, possibly including a new stadium for the San Francisco 49ers ("49ers"), subject to certain conditions.

5. On May 1, 2007, the Agency Commission endorsed a Conceptual Framework for Development of the Integrated Project Site ("Conceptual Framework"). The Board of Supervisors endorsed the Conceptual Framework on May 15, 2007 (File No. 070544). As provided in the Conceptual Framework, a development plan for the Integrated Project Site will likely require amendments to the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans.
6. The Conceptual Framework proposes new land uses for Phase 2 of the Shipyard that requires an amendment to the Hunters Point Shipyard Redevelopment Plan. This amendment will require a new assessment of conditions on the Shipyard, revised tax increment projections, and additional CRL required studies and documents. Additionally, the proposed land use for Candlestick Point requires revisions of the land use and tax increment projects for the BVHP Plan.
7. In order to meet the 49ers' timetable for a new stadium, the Agency will have to entitle and transfer the proposed stadium site on Shipyard Parcel D by summer or fall of 2009. Accordingly, the Hunters Point Shipyard Redevelopment Plan Amendment must be completed by summer 2009.
8. A 16-month timetable for this project means that time is of the essence, and that the Agency must proceed on an expedited basis to select a consultant team for these services and enter into a personal services contract. The time-sensitive schedule will require a consultant familiar with the redevelopment plans and experience with plan adoptions and amendments in San Francisco.
9. There are few firms experienced in conducting redevelopment amendments in San Francisco. Agency staff's recent experience soliciting for a redevelopment consultant panel associated with the Visitacion Valley Redevelopment Survey Area is an example of these circumstances. On August 3, 2005, to meet the ongoing need for redevelopment plan adoption and amendment expertise, the Agency issued a Request for Qualifications ("RFQ") to establish a panel of qualified firms. Agency staff reviewed the proposals and identified only two firms that met the criteria set forth in the RFQ, only one of which was a certified Small Business Enterprise, located in or near San Francisco; Seifel Consulting Inc. ("Seifel"). Accordingly, Agency staff has concluded that few consultants are available for the unique redevelopment consultant services required, and that a broad solicitation for services would likely be futile.
10. Seifel recently completed the plan amendment work for the BVHP Plan. Area C and Candlestick Point were surveyed during this plan amendment process and the proposed amendments will need to address many of the same issues found in the

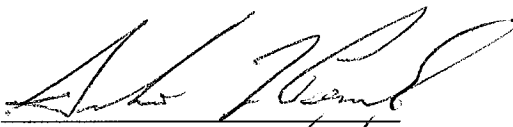
BVHP Plan adoption documentation. Given the ambitious schedule for the plan amendment process, the Agency should benefit from the expertise and efficiency provided by a consultant already familiar with complex conditions and issues to be addressed.

11. Agency staff has identified Seifel as the proposed consultant for the plan amendments required to implement the proposed Candlestick – Shipyard mixed-use project. Under the Agency's Interim Purchasing Policy and Procedures ("Policy"), non-competitive negotiations are allowed when "the item is available only from a single source," and competition is inadequate, because the award of a personal services contract is infeasible under competitive bidding or negotiation procedures. (Policy at Page 6, Section XII.)
12. Seifel has met with the Agency's Contract Compliance staff and agreed to comply with the Agency's Equal Opportunity Program, which would apply to this Personal Services Contract ("Contract"), in its selection of subconsultants. Seifel has also agreed to hire interns, with a preference for interns from the BVHP Redevelopment Project Area.
13. The Contract to provide plan adoption services for the proposed Candlestick-Shipyard mixed-use project, including amendments to the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans, is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15262 of the State CEQA Guidelines (Feasibility and Planning Studies), because the Contract is only for the provision of technical redevelopment planning and consulting services.

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 Seifel Consulting Inc., a California corporation, to provide consulting services for redevelopment plan amendments and affordable housing strategies for the Combined Hunters Point Shipyard / Candlestick development project and Bayview Hunters Point Area C, in an amount not to exceed \$750,000, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:


James B. Morales 3/24/04
Agency General Counsel