

RESOLUTION NO. 38-2008

Adopted May 6, 2008

**AUTHORIZING A PERSONAL SERVICES CONTRACT WITH LLOYD KRAAL, A SOLE PROPRIETOR, DBA LLOYD KRAAL CONSTRUCTION AND CONSULTING, TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES FOR THE MODEL BLOCK LOAN PROGRAM FOR A TERM OF ONE YEAR IN AN AMOUNT NOT TO EXCEED \$94,500;
BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA (AREA B), CITYWIDE TAX INCREMENT HOUSING PROGRAM**

BASIS FOR RESOLUTION

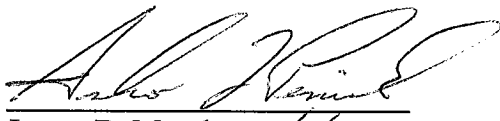
1. On June 21, 2005, the Commission designated the 1700 block of Newcomb Avenue (the "Pilot Block" or the "Block") to be the first block to participate in the Redevelopment Agency of the City and County of San Francisco's (the "Agency") Model Block Program (the "Program"). The Program is designed to improve the quality of life for existing homeowners and residents of the Bayview Hunters Point Redevelopment Project Area, Area B (the "Project Area") and the broader community. The focus of the Program is both to improve privately-owned properties and the neighborhood infrastructure a block at a time. Through community empowerment, Agency investment, cooperation with other City departments, and resources from private institutions, the overall health of the Pilot Block will be enhanced.
2. On April 17, 2007, the Commission authorized the Model Block Home Improvement Loan Program (the "Loan Program") with \$1,000,000 in Citywide Tax Increment Affordable Housing Funds. The Loan Program was established to assist residents of the Block who wish to undertake home repairs and renovations. If the Loan Program is successfully implemented on the Pilot Block, it may be replicated on other blocks in the Project Area.
3. Under the Program, loans will be available for code related improvements such as electrical, heating and plumbing upgrades, roof and window repairs and/or replacements, seismic upgrades, and accessibility modifications.
4. A construction manager is needed to oversee the rehabilitation work funded by the Loan Program. The construction manager will help each homeowner develop the rehabilitation scope of work for their property, evaluate the bids, and inspect the work for the release of progress payments.
5. On August 17, 2007, the Agency issued a Request for Proposals ("RFP") for prospective consultants to provide construction management services to the Agency as part of administering the Loan Program.

6. Proposals were due in response to the RFP on September 14, 2007. The Agency received four proposals, one of which was determined to be nonresponsive by staff.
7. On October 22, 2007, the Agency-led selection panel, which included one member of the Bayview Hunters Point Project Area Committee, and one resident of the Pilot Block, interviewed and evaluated the applicants based upon the selection criteria contained in the RFP. The selection panel voted unanimously to recommend Lloyd Kraal Construction and Consulting to provide construction management services for the Program.
8. Staff seeks authorization of a personal services contract (the "Contract") with Lloyd Kraal Construction and Consulting to provide construction management services for the Loan Program for a one (1) year term in an amount not to exceed \$94,500. The Contract will be funded as a project cost under the Model Block Loan Program.
9. The Contract with Lloyd Kraal Construction and Consulting is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3). The construction management services provided through the Contract are essential to the Agency's administration of the Model Block Program, which itself is categorically exempt as alterations to existing facilities. Administration of such construction activities would not have a significant effect on the physical environment.

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 Mr. Lloyd Kraal, a sole proprietor dba Lloyd Kraal Construction and Consulting, to provide construction management services for the Model Block Loan Program, for a one (1) year term in an amount not to exceed \$94,500, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:


James B. Morales 5/1/08
Agency General Counsel