

RESOLUTION NO. 143-2008

Adopted December 2, 2008

AUTHORIZING A PERSONAL SERVICES CONTRACT WITH MCCOY'S PATROL SERVICE, A CALIFORNIA CORPORATION, TO PROVIDE PATROL AND SECURITY SERVICES AT THE HUNTERS POINT SHIPYARD FOR AN INITIAL TERM OF THREE YEARS BEGINNING ON JANUARY 1, 2009 AND ENDING ON DECEMBER 31, 2011, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$998,592 (WHICH AMOUNT SHALL BE PAID WITH NON-AGENCY FUNDS), WITH OPTIONS TO EXTEND THE CONTRACT FOR TWO ADDITIONAL, ONE-YEAR TERMS, SUBJECT TO THE APPROPRIATION OF FUNDS BY THE UNITED STATES DEPARTMENT OF THE NAVY; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On April 29, 2004, the Commission authorized the Agency's Executive Director to execute the Conveyance Agreement with the United States Department of the Navy (the "Navy") for the phased transfer of the Hunters Point Shipyard (the "Shipyard") to the Redevelopment Agency of the City and County of San Francisco (the "Agency").
2. In accordance with the Security Services Cooperative Agreement, an ancillary document to the Conveyance Agreement, the Agency is required to provide security services in accordance with a scope of services mutually approved by the Navy and the Agency.
3. On September 22, 2008, staff issued a Request for Proposals ("RFP") in accordance with the Agency's Interim Purchasing Policy and Procedures, inviting proposals from experienced security contractors to provide security services at the Shipyard.
4. An Agency-led selection team, including representatives from the Hunters Point Shipyard Citizens Advisory Committee, evaluated proposals from four security contractors that submitted complete responses by the October 24, 2008 submission deadline.
5. The selection panel concluded that McCoy's Patrol Service's high degree of relevant experience; qualifications and skills of the proposed management team; familiarity with the Shipyard and surrounding neighborhood; as well as the reasonableness of its proposed budget met or exceeded each of the selection criteria. Therefore, the selection panel voted unanimously to recommend McCoy's Patrol Service ("McCoy's") to provide security and patrol services at the Shipyard.
6. Staff wishes to enter into a Personal Services Contract (the "Contract") with McCoy's to provide security coverage at the Shipyard's main gate 24 hours a day, seven days a week, and patrol service throughout the Shipyard during the hours of 4:00 p.m. to 8:00 a.m., seven days a week.

7. The initial term of the Contract will be three years beginning on January 1, 2009 and ending on December 31, 2011 with options to extend the Contract for two additional, one-year terms, at the discretion of the Executive Director. The total annual amount for each one-year extension term will increase by 2.5% over the prior year of the Contract.
8. The total aggregate amount not to exceed \$998,592 will be paid with non-Agency funds. The Contract (including any extensions) will be funded with a combination of funds gathered on a pro rata share basis from (i) the Navy, (ii) Hunters Point Development Company, LP and vertical developers at the Shipyard, and (iii) tenants at the Shipyard, as appropriate. Specifically, the Navy will reimburse the Agency for security services provided to those parcels that are under Navy jurisdiction only. As the Navy conveys parcels to the Agency, the Navy will reduce its funding contribution proportionately. Shipyard tenants and developers will pay their pro rata share of security costs as conditions to their contracts with the Agency.
9. The Contract is not a project as defined by the California Environmental Quality Act ("CEQA") in CEQA Guidelines Section 15378(b)(5) because (i) the action will allow for the provision of security and patrol services within a redevelopment project area and is a normal administrative activity of the Agency, (ii) will not change conditions in the Shipyard, (iii) will not independently result in a physical change in the environment, and (iv) is not subject to environmental review under CEQA.

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 Personal Services Contract with McCoy's Patrol Service, a California corporation, to provide patrol and security services at the Hunters Point Shipyard for an initial term of three years beginning on January 1, 2009 and ending on December 31, 2011, for a total aggregate amount not to exceed \$998,592 (which amount shall be paid with non-Agency funds), with options to extend the Contract for two additional, one-year terms, at the discretion of the Executive Director, subject to the appropriation of funds by the United States Department of the Navy, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:



for James B. Morales
Agency General Counsel