

RESOLUTION NO. 33-2010

Adopted April 6, 2010

AUTHORIZING A FIRST AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH SEIFEL CONSULTING, INC., A CALIFORNIA CORPORATION, FOR CONSULTING SERVICES FOR REDEVELOPMENT PLAN AMENDMENTS AND AFFORDABLE HOUSING STRATEGIES FOR THE HUNTERS POINT SHIPYARD PHASE 2-CANDLESTICK POINT PROJECT AND BAYVIEW HUNTERS POINT SURVEY AREA C, TO EXTEND THE TIME PERIOD FOR THE CONTRACT BY SIX MONTHS TO SEPTEMBER 30, 2011 AND TO INCREASE THE CONTRACT AMOUNT NOT TO EXCEED \$240,000, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$990,000; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, AND BAYVIEW HUNTERS POINT REDEVELOPMENT SURVEY AREA C

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 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 require amendments to the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans.

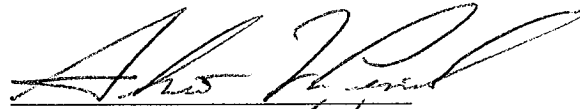
4. The Conceptual Framework proposes new land uses for Phase 2 of the Hunters Point Shipyard (“Shipyard”) that requires an amendment to the Hunters Point Shipyard Redevelopment Plan. This amendment will require a new assessment of conditions on the Shipyard, revised tax increment projections, and additional 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.
5. On April 1, 2008, the Agency Commission approved a Personal Services Contract (“Contract”) with Seifel Consulting, Inc., a California corporation (“Seifel”), 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 for a time period of three years, from April 2, 2008 to April 2, 2011.
6. Seifel has thus far complied with the Agency’s Equal Opportunity Program, which applies to this Contract, in its selection of subconsultants. Seifel has agreed to hire interns, with a preference for interns from the BVHP Redevelopment Project Area.
7. Due to delays in the approval schedule for the proposed redevelopment plan amendments and revisions to the scope of work, Seifel has requested an additional \$240,000.
8. In addition, Agency staff recommends extending the time period for the Contract by six months to September 30, 2011, due to the continuing community discussion of the redevelopment program for Bayview Hunters Point Area C, in order to provide for the completion of Area C plan adoption work.
9. The Contract amendment 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, and for Bayview Hunters Point Area C, is statutorily exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15262 of the State CEQA Guidelines (Feasibility and Planning Studies), and would not result in a significant effect on the 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 First Amendment to the Personal Services Contract with Seifel Consulting, Inc., a California corporation, for consulting services for redevelopment plan amendments and affordable housing strategies for the Hunters Point Shipyard Phase 2-Candlestick Point development project and Bayview Hunters Point Area C, to extend the time period for the Contract by

six months to September 30, 2011 and to increase the Contract amount not to exceed \$240,000, for a total aggregate amount not to exceed \$990,000, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read "James B. Morales", written over a horizontal line.

James B. Morales 3/21/10
Agency General Counsel