

RESOLUTION NO. 115-2010

Adopted September 7, 2010

AUTHORIZING A PERSONAL SERVICES CONTRACT WITH EQUITY COMMUNITY BUILDERS LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION, FOR AN AMOUNT NOT TO EXCEED \$1,694,680, FOR A THREE-YEAR TERM TO CONDUCT PREDEVELOPMENT ANALYSES AND PROVIDE PROJECT MANAGEMENT AND DEVELOPMENT SERVICES FOR THE INITIAL REHABILITATION OF BUILDING 813; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

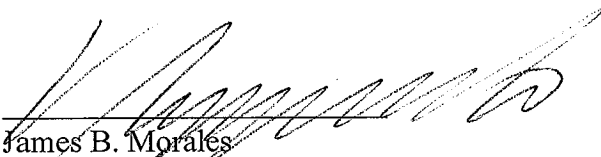
1. Building 813 is an existing vacant 260,000-square-foot building situated within a planned clean technology corridor at the Hunters Point Shipyard (the "Shipyard"). The building is currently owned by the U.S. Department of the Navy, but is expected to transfer to Agency ownership in late 2011. The Redevelopment Agency of the City and County of San Francisco ("Agency") has about \$7.25 million in grant funds from the U.S. Department of Commerce's Economic Development Administration ("EDA") for the predevelopment and rehabilitation of Building 813.
2. Based on feedback received at a Commission Workshop on February 16, 2010, Agency staff issued a Request for Qualifications ("RFQ") on April 9, 2010 to solicit responses from fee-based project management teams to conduct predevelopment analyses and manage initial rehabilitation of the building. The RFQ was issued on April 9, 2010 and was publicized to the Bayview Hunters Point community through the Hunters Point Shipyard Citizens Advisory Committee ("CAC"), as well as to developers, architects, and construction/project management firms through direct mailing, major newspapers, community newspapers, and the Agency and City websites.
3. The Agency received 11 complete responses. After a lengthy evaluation process, Equity Community Builders ("ECB") was selected to lead the project management team. ECB is a San Francisco-based firm specializing in urban infill development and military base re-use projects.
4. Staff is now requesting authorization to enter into a Personal Services Contract ("PSC") with ECB for a period of three years to conduct the predevelopment analyses and manage the initial rehabilitation of the building. The proposed scope of services includes (1) conducting a market/feasibility analysis, (2) design and construction of building repairs/stabilization work, (3) providing the Agency with marketing and branding plans, (4) providing the Agency with leasing and operations plans, (5) overall project management, and (6) community communications and outreach. The proposed budget for this scope of services is \$1,694,680.

5. The Agency currently has about \$7.25 million in grant funds from EDA for the predevelopment and rehabilitation of Building 813. This money covers the scope of services described above, plus Agency staff time and other work not listed in the scope of services above (i.e., hazardous materials assessment and abatement). Of the \$7.25 million in EDA grant funds, \$3.25 million must be spent by August 15, 2011. The remainder must be spent by August 15, 2012. Given these deadlines, ECB will focus its efforts over the next several months on completing the preliminary market/feasibility analysis (along with the marketing/branding plans and the leasing/operations plan) and beginning the initial repairs/stabilization work with the goal of spending \$3.25 million by August 15, 2011. The remainder of the work will take place after that date, with the full \$7.25 million spent by August 15, 2012.
6. The Building 813 project was presented to the Planning and Development Subcommittee of the CAC on July 8, 2010 and to the full CAC on July 12, 2010. At both meetings, the CAC endorsed the concept of rehabilitating Building 813 into a commercial center, oriented around innovation-based sectors such as clean technology. In addition, after ECB was selected, Agency staff returned to the full CAC on August 9, 2010 for its endorsement of the proposed PSC with ECB. Representatives from ECB were present at that meeting, and the item was supported.
7. Approval of the proposed PSC would allow ECB to conduct various feasibility and planning studies, review deliverables of other contractors, and perform project management tasks. The PSC is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15061(b)(3) and 15262, and would not result in a significant effect on the environment.
8. If the Commission approves the proposed PSC, ECB will begin work immediately. Once the preliminary market/feasibility analysis is completed, along with the marketing/branding plans and the leasing/operations plan, staff will return to the Commission to present ECB's findings and recommend a redevelopment strategy for the Commission's consideration. At the same time, ECB will continue to aggressively complete the initial repair/stabilization work in order to meet the deadlines established by the EDA (noted above). This work will involve a solicitation for a general contractor and staff will return to the Commission for consideration of a construction contract with the selected general contractor.

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, substantially in the form lodged with the Agency General Counsel, with Equity Community Builders LLC, a California limited liability corporation, in an amount not to exceed \$1,694,680, for a three-year term to conduct predevelopment analyses and provide project management and development services for the initial rehabilitation of Building 813.

APPROVED AS TO FORM:


for: James B. Morales
Agency General Counsel