

RESOLUTION NO. 12-2011

Adopted February 16, 2011

AUTHORIZING A PERSONAL SERVICES CONTRACT WITH OVERLAND, PACIFIC & CUTLER, INC., A CALIFORNIA CORPORATION, TO PROVIDE TENANT RELOCATION SERVICES AND IMPLEMENT A RELOCATION PROGRAM FOR TENANTS REQUIRING RELOCATION AT THE HUNTERS POINT SHIPYARD, FOR A TERM OF ONE YEAR, WITH TWO 1-YEAR EXTENSION OPTIONS TO BE EXERCISED AT THE EXECUTIVE DIRECTOR'S DISCRETION, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$188,760; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

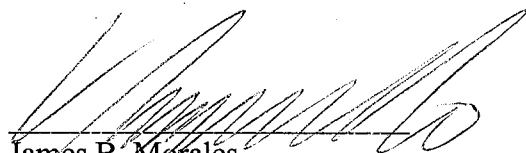
1. On October 20, 2010, Agency staff issued a Request for Qualifications ("RFQ") to solicit responses from qualified firms to assist the Redevelopment Agency of the City and County of San Francisco ("Agency") in preparing a relocation program and providing relocation assistance to artists as well as other tenants ("Tenants") requiring relocation at the Hunters Point Shipyard ("Shipyard").
2. In order to implement the Hunters Point Shipyard Redevelopment Plan and develop the Shipyard, some Tenants will be required to relocate from several buildings on the Shipyard. Prior to doing so, the Agency is required to prepare a relocation program which meets applicable federal, state and local laws and provide relocation assistance to eligible Tenants.
3. Part of the relocation plan is to construct approximately 105,000 square feet of new art studio space near Building 101, as well as to retain Building 101 (approximately 120,000 square feet). Existing artist Tenants will be given the option of relocating to the new artists' space or refurbished space once construction is complete. This plan is included in the Shipyard's Phase 2 Disposition and Development Agreement between the Agency and HPS Development Co., LP and CP Development Co., LP, a joint venture between Lennar and Scala Real Estate Partners, Hillwood, and Estein and Associates, USA (collectively, "Lennar").
4. The RFQ was released on October 20, 2010 and a pre-submission meeting at the Agency offices was held on November 3, 2010, where staff provided an overview of the Shipyard project, the requirements of the RFQ, the Agency's contracting process, and responded to questions from the attendees. All of the questions and responses were posted on the Agency's website and sent to the registered bidders. The RFQ was available at the Agency offices, at the Agency's Shipyard site office, and distributed to relocation firms on the Agency's Small Business Enterprise list.

5. Six teams submitted responses to the Agency by the submission deadline of November 22, 2010. The written submittals were screened to ensure compliance with the submittal requirements and the Agency's Purchasing Policy and Procedures and then scored by a panel comprised of Agency staff, a technical advisor, a member of the Hunters Point Shipyard Citizens Advisory Committee, and a Tenant representative (collectively, the "Panel"). The top four scoring firms were invited to interviews with the Panel. The Panel found Overland, Pacific & Cutler, Inc., a California corporation, to be the most qualified firm to provide the Agency with support in fulfilling its obligations for relocation assistance to the Shipyard Tenants.
6. Authorization of a contract with Overland, Pacific & Cutler, Inc. will assist the Agency in preparing a relocation program and providing relocation assistance to artists as well as other tenants on the Shipyard. The provision of these services will not independently result in a physical change in the environment and is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15262 and 15061(b)(3).

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 Overland, Pacific & Cutler, Inc., a California corporation, for a term of one year, with two one-year extension options exercised at the Executive Director's discretion, for a total aggregate amount not to exceed \$188,760 to provide tenant relocation services and implement a relocation program at the Hunters Point Shipyard.

APPROVED AS TO FORM:


to r James B. Morales
Agency General Counsel