RESOLUTION NO. 109-99
(Adopted July 27, 1999)

AUTHORIZING A PERSONAL SERVICES CONTRACT WITH
JONES LANG LASALLE AMERICAS, INC. IN AN AMOUNT
NOT TO EXCEED $250,000 FOR REAL ESTATE
CONSULTING SERVICES; HUNTERS POINT SHIPYARD
REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On June 1, 1999, the Commission authorized exclusive negotiations with
Lennar/BVHP, LLC ("Developer") to be the Primary Developer of the Hunters
Point Shipyard ("Project").

2. Within 45 to 100 days after Commission approval of an Exclusive Negotiation
Agreement, the Developer will present to the Agency for its consideration a
Preliminary Concept Proposal ("Proposal") to develop the Project. The Proposal
will contain phasing, economic impact, financial, marketing and community
benefits information about the proposed Project.

3. Agency staff, working in collaboration with the Mayor’s Office, the City Attorney
and other City Departments, will analyze the Proposal and evaluate it with respect
to the Agency, City and community goals of the Hunters Point Shipyard
Redevelopment Plan ("Plan"). The magnitude and complexity of the Project
requires in-depth, sophisticated analysis. Agency staff believes that such analysis
can be best accomplished with the assistance of a highly qualified real estate
development advisor.

4. The Agency issued a Request for Proposals ("RFP") for a real estate development
advisor in June, 1999. Through the RFP process and with the assistance of the
Mayor’s Office, and the City Attorney, staff has identified Jones Lang LaSalle
Americas, Inc. ("Jones Lang LaSalle"), to be the most qualified real estate
development advisor to assist the Agency in its negotiations with Lennar-BVHP,
LLC for development of the Hunters Point Shipyard.

5. Jones Lang LaSalle proposed to use an expert subcontractor to assist in the
completion of tasks related to fiscal and local economic impact analysis of the
Developer’s Proposal.

6. Therefore, Staff recommends that the Commission approve a Personal Services
Contract with Jones Lang LaSalle Americas, Inc. for up to $250,000 for real
estate consulting services related to negotiations with Lennar/BVHP, LLC to
develop the Hunters Point Shipyard, subject to the Agency’s acceptance of an
appropriate subcontractor.
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 Jones Lang LaSalle Americas, Inc., for real estate consulting services related to development of the Hunters Point Shipyard, in an amount not to exceed $250,000, substantially in the form lodged with Agency General Counsel, with any changes that hereafter become necessary but do not materially affect the substance of the contract or materially increase the obligations of the Agency subject to the condition that a subcontractor be identified satisfactory to the Executive Director for a portion of the scope of work to be determined.

APPROVED AS TO FORM:

[Signature]
Robert A. Firehock
Acting Agency General Counsel