

RESOLUTION NO. 114-2003

Adopted July 8, 2003

AUTHORIZING EXCLUSIVE NEGOTIATIONS OF A PERSONAL SERVICES CONTRACT WITH KTB REALTY PARTNERS, INC., A CALIFORNIA CORPORATION, D.B.A. KTB MANAGEMENT GROUP, FOR PROPERTY MANAGEMENT OF YERBA BUENA GARDENS FOR AN INITIAL TERM OF THREE YEARS, WITH AN AGENCY OPTION TO EXTEND THE CONTRACT FOR ONE ADDITIONAL THREE-YEAR TERM; YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

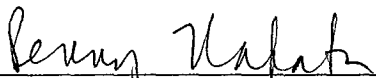
1. The Redevelopment Agency of the City and County of San Francisco ("Agency") owns and operates Yerba Buena Gardens ("Gardens"), located within the Central Three Blocks of the Yerba Buena Center Approved Redevelopment Project Area D-1.
2. The current property management contract for the Gardens expires on August 31, 2003.
3. On April 23, 2003, the Agency issued a Request for Qualifications ("RFQ") for property management services for the Gardens, and on May 23, 2003, one complete and responsive Statement of Qualifications was received from KTB Realty Partners, Inc., d.b.a. KTB Management Group ("KTB").
4. An evaluation panel reviewed KTB's Statement of Qualifications, conducted a panel interview, completed reference calls, and evaluated KTB's submittal in accordance with the selection criteria established in the RFQ.
5. Based on the recommendation of the evaluation panel, the Agency has determined that KTB is highly qualified to provide property management services for the Gardens.
6. The Agency wishes to enter into exclusive negotiations with KTB for a period to end through August 29, 2003 to negotiate the terms of a management contract, including a scope of services and budget.

7. At the conclusion of negotiations, the Commission will consider approving a contract with KTB for property management services for the Gardens.

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 exclusive negotiations for a period to end through August 29, 2003 with KTB for a management contract for property management services for an initial term of three years, with an Agency option to extend the contract for one additional three-year term for the Gardens in the Yerba Buena Center Redevelopment Project Area.

APPROVED AS TO FORM:

for 

Bertha A. Ontiveros
Agency General Counsel