RESOLUTION NO. 126-2004

Adopted October 19, 2004
(Five ayes, 1 nay, 1 absent)

AUTHORIZING A PERSONAL SERVICES CONTRACT WITH PERSONAL PROTECTIVE SERVICES, INC., A CALIFORNIA CORPORATION, TO PROVIDE PATROL AND SECURITY SERVICES AT THE HUNTERS POINT SHIPYARD FOR AN INITIAL TERM OF THREE YEARS BEGINNING ON NOVEMBER 1, 2004 AND ENDING ON OCTOBER 31, 2007, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED $1,005,790 (WHICH AMOUNT SHALL BE PAID WITH NON-AGENCY FUNDS), WITH OPTIONS TO EXTEND THE CONTRACT FOR TWO ADDITIONAL ONE-YEAR TERMS, SUBJECT TO THE APPROPRIATION OF FUNDS BY THE UNITED STATES DEPARTMENT OF THE NAVY; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On April 29, 2004, the Commission authorized the Agency’s Executive Director to execute the Conveyance Agreement with the United States Department of the Navy (the “Navy”) for the phased transfer of the Hunters Point Shipyard (the “Shipyard”) to the Redevelopment Agency of the City and County of San Francisco (the “Agency”).

2. In accordance with the Security Cooperative Agreement (the “SCA”), an ancillary document to the Conveyance Agreement, the Agency is required to provide security services in accordance with a scope of services mutually approved by the Navy and the Agency.

3. Prior to the execution of the SCA and the appropriation of funds by the Navy, the Agency is required to submit to the Navy a start-up and first year security budget based upon the mutually approved scope of security services.

4. On August 3, 2004, staff issued a Request for Qualifications (“RFQ”) in accordance with the Agency’s Purchasing Policy and Procedures, inviting Statements of Qualifications from experienced security contractors to provide security services at the Shipyard.

5. An Agency-led selection team, including representatives from Lennar BVHP, LLC (“Lennar”), the Shipyard’s primary developer, and the Hunters Point Shipyard Citizens Advisory Committee, evaluated Statements of Qualifications from 21 security contractors submitting complete responses by the August 31, 2004 submission deadline.

6. Staff conducted reference checks; verified the validity and status of the contractors’ state-issued Private Patrol Operator’s license; and interviewed all of the 21 security contractors that submitted complete proposals.

7. The selection panel concluded that Personal Protective Service, Inc.’s high degree of relevant experience; qualifications and skills of the proposed management team;
familiarity with the Shipyard and surrounding neighborhood; as well as the reasonableness of its proposed budget met or exceeded each of the selection criteria. Therefore, the selection panel voted unanimously to recommend Personal Protective Service, Inc. ("PPS") to provide security and patrol services at the Shipyard.

8. Staff wishes to enter into a Personal Services Contract (the "Contract") with PPS to provide security coverage at the Shipyard’s main gate 24 hours a day, 7 days a week; and patrol service throughout the Shipyard during the swing and graveyard shifts, 7 days per week.

9. The initial term of the Contract will be three years beginning on November 1, 2004 and ending on October 31, 2007 with options to extend the Contract for two additional one-year terms, at the discretion of the Executive Director. The total annual amount for each one-year extension term will increase by four percent (4%) over the prior year of the Contract.

10. The total aggregate amount not to exceed $1,005,790 (will be paid with non-Agency funds). The Contract (including any extensions) will be funded with a combination of funds gathered on a pro rata share basis from (i) the Navy, (ii) Lennar and vertical developers at the Shipyard, and (iii) tenants at the Shipyard, as appropriate. Specifically, the Navy will reimburse the Agency for security services provided to those parcels that are under Navy jurisdiction only. As the Navy conveys parcels to the Agency, the Navy will reduce its funding contribution proportionately. Any tenants or developers who lease or are under contract to develop portions of parcels under Agency ownership, will pay their pro rata share of security costs.

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 with Personal Protective Services, Inc., a California corporation, to provide patrol and security services at the Hunters Point Shipyard for an initial term of three years beginning on November 1, 2004 and ending on October 31, 2007, for a total aggregate amount not to exceed $1,005,790 (which amount shall be paid with non-Agency funds), with options to extend the Contract for two additional one-year terms, at the discretion of the Executive Director, subject to the appropriation of funds by the United States Department of the Navy, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:

[Signature]
James B. Morales
Agency General Counsel