RESOLUTION NO. 146-2005

Adopted September 20, 2005

AUTHORIZATION TO NEGOTIATE A PERSONAL SERVICES CONTRACT WITH MCCOY'S PATROL SERVICE, A CALIFORNIA CORPORATION, TO PROVIDE SECURITY SERVICES AT THE HUNTERS POINT SHIPYARD FOR A TERM OF THREE YEARS BEGINNING ON OCTOBER 1, 2005 AND ENDING ON SEPTEMBER 30, 2008, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED $975,000 (WHICH AMOUNT SHALL BE PAID WITH NON-AGENCY FUNDS), 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. On August 22, 2005, 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.

4. An Agency-led selection team, including a local Bayview Hunters Point business owner and two representatives from the Hunters Point Shipyard Citizens Advisory Committee, evaluated Statements of Qualifications from 3 security contractors submitting complete responses by the September 12, 2005 submission deadline.

5. Staff conducted reference checks; verified the validity and status of the contractors' state-issued Private Patrol Operator's license; and interviewed the 3 security contractors that submitted complete proposals.

6. The selection panel concluded that McCoy's Patrol Service'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 McCoy’s Patrol Service to provide security and patrol services at the Shipyard.

7. Staff wishes to enter into a Personal Services Contract (the “Contract”) with McCoy’s Patrol Service 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.

8. The term of the Contract will be three years beginning on October 1, 2005 and ending on September 30, 2008.

9. The total aggregate amount not to exceed $975,000 (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 who lease or developers who 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 McCoy’s Patrol Service, a California corporation, to provide patrol and security services at the Hunters Point Shipyard for a term of three years beginning on October 1, 2005 and ending on September 30, 2008, for a total aggregate amount not to exceed $975,000 (which amount shall be paid with non-Agency funds), 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  11/14/05
Agency General Counsel