

RESOLUTION NO. 52-2009

Adopted May 19, 2009

AUTHORIZING A PERSONAL SERVICES CONTRACT WITH WALLACE ROBERTS AND TODD, INC., DBA WRT/SOLOMON E.T.C., A CALIFORNIA CORPORATION, FOR A ONE-YEAR TERM, WITH TWO, ONE-YEAR EXTENSIONS, FOR A TOTAL AGGREGATE CONTRACT AMOUNT NOT TO EXCEED \$2,500,000, TO PROVIDE DESIGN AND PLANNING SERVICES FOR THE COMMUNITY FACILITIES PARCEL ON THE HUNTERS POINT SHIPYARD; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On November 19, 2008, Agency staff issued a Request for Qualifications (“RFQ”) offering the opportunity to contract with the Redevelopment Agency of the City and County of San Francisco (“Agency”) to conduct an integrated planning and design effort for the 1.2-acre Community Facilities Parcel (“CFP”) on Parcel A of the Hunters Point Shipyard (“Shipyard”) and develop conceptual and schematic plans for residential and or mixed-use development of the site (“CFP Plans”).
2. The Shipyard’s Phase 1 Disposition and Development Agreement (“DDA”) between the Agency and HPS Development Co., LP provides for a substantial community benefits package. Attachment 23 of the DDA, “Community Ownership, Financing and Benefits Program,” includes provisions for six acres of land on the Shipyard to be used to benefit the Bayview Hunters Point community. The use of the CFP will be determined through consultation with the community controlled Quasi-Public-Entity (“QPE”), the Hunters Point Shipyard Citizens Advisory Committee (“CAC”), and the Agency as part of a collaborative planning process.
3. The first 1.2 acres of the CFP are located at the eastern end of Parcel A between a low density neighborhood commercial area along Innes Avenue, open space, and the proposed mixed-use area envisioned for Phase 2 of the Shipyard development. The eastern side of the site is bordered by Galvez Avenue, the northern side is bordered by Donahue Street, and the southern side is bordered by Coleman Street. In accordance with the Second Amendment to the Phase 1 DDA, adopted by the Commission in October 2006, the 4.8-acre balance of CFPs will be delivered during Phase 2 of the Shipyard development.
4. In the DDA, the Agency and the CAC agreed to create a QPE to develop and manage the CFP as well as the income from the Agency’s portion of the

Shipyards net land sale proceeds. A working group called the Supervisory Team, comprised of the ten executive members of the CAC, the Mayor's Office, the District 10 Supervisor's Office, and the Agency worked with the consultants Urban Strategies Council on a plan for the creation of the QPE ("QPE Reports"). These QPE Reports will serve as the starting point for development ideas for the CFP.

5. The CFP Plans will be funded from a \$2.5 million grant from the United States Department of Commerce, Economic Development Administration ("EDA"), which must be spent no later than August 15, 2010. The goal of the EDA grant is to generate jobs, help retain existing jobs, and stimulate industrial and commercial growth in economically distressed areas of the United States.
6. Consistent with the Agency's Interim Purchasing Policy and Procedures, the RFQ was advertised (1) on the Agency's website, (2) the City's Bid and Contract Opportunities Website, and (3) in the San Francisco Examiner. In addition, the RFQ was mailed to architectural and planning businesses on the Agency's mailing list. On December 5, 2008, staff hosted a pre-bid conference for interested consultants. Staff provided an overview of the Shipyards 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.
7. On December 22, 2008, the Agency received seven proposals. Two of the applicants, Dahlin Group and DeStefano Partners, did not have sufficient relevant community facility planning experience and therefore were not interviewed. The remaining five applicants were interviewed by an Agency-led panel consisting of two CAC members and three Agency staff members.
8. The five applicants were evaluated based upon their qualifications and experience, as well as a number of other relevant criteria described in the RFQ, including:
 - Experience and technical ability in the area of economic studies, such as market, feasibility, fiscal and economic benefit, highest and best use, and other analyses as specified.
 - Qualifications of key personnel to successfully undertake the scope of services outlined in the RFQ and work effectively with diverse populations.
 - Reasonable staffing, operating budget, and consulting fee.
9. The written proposals, which counted for 40 percent of the total score, were evaluated based on responses to the RFQ that gauged the applicant's ability to perform the scope of services. During the 60 minute in-person interviews, which counted for 60 percent of the total score, the applicants were given 10 minutes to

describe their project plan and were asked a series of standardized questions regarding their qualifications. The results of the scoring are below and are based on a 100-point scale:

1. WRT/Solomon E.T.C.: 84 points
2. Perkins + Will: 78 points
3. Stevens & Associates: 66 points
4. Architecture + Design: 64 points
5. MBH Architects: 55 points

10. The panel unanimously endorsed WRT/Solomon E.T.C. to conduct the planning effort and develop the CFP Plans giving the team a score of 84 points out of a possible 100 points. The CAC concurred with this endorsement at its March and April 2009 meetings.
11. The Personal Services Contract with WRT/Solomon E.T.C., including completion of design and planning services will not directly cause any change in the physical environment, and is a feasibility and planning study that is statutorily exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15262.

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 Wallace Roberts and Todd, Inc., dba WRT/Solomon E.T.C., a California corporation, for a one-year term, with two, one-year extensions, for a total aggregate contract amount not to exceed \$2,500,000, to provide design and planning services for the Community Facilities Parcel on the Hunters Point Shipyard, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:



James B. Morales
Agency General Counsel

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