

1 [Professional Service Agreement - Associated Right of Way Services, Inc. - Relocation
2 Services - Not to Exceed \$1,250,000]

3 **Resolution approving a Professional Services Contract for relocation services between**
4 **Treasure Island Development Authority and Associated Right of Way Services, Inc., for**
5 **a five year term to commence following Board approval through June 30, 2022, and two**
6 **two-year options to extend, for an amount not to exceed \$1,250,000 over the initial five**
7 **year term.**

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9 WHEREAS, Naval Station Treasure Island is a military base located on Treasure Island
10 and Yerba Buena Island (together, the "Base"), was selected for closure and disposition by
11 the Base Realignment and Closure Commission in 1993, acting under Public Law 101-510,
12 and its subsequent amendments and is currently in the process of ownership transfer from the
13 United States Navy to the Treasure Island Development Authority; and

14 WHEREAS, On May 2, 1997, the Board of Supervisors (BOS) passed Resolution
15 No. 380-97, authorizing the Mayor's Treasure Island Project Office to establish a nonprofit
16 public benefit corporation known as the Treasure Island Development Authority (the
17 "Authority") to act as a single entity focused on the planning, redevelopment, reconstruction,
18 rehabilitation, reuse and conversion of the Base for the public interest, convenience, welfare
19 and common benefit of the inhabitants of the City and County of San Francisco; and

20 WHEREAS, In early 2000, the Authority initiated a master developer selection process,
21 culminating in the selection of Treasure Island Community Development, LLC (the "Master
22 Developer") whose Development Plan and Term Sheet for the Redevelopment of Naval
23 Station Treasure Island was endorsed by the BOS in December 2006 and updates were
24 endorsed and refined in April 2010; and

25

1 WHEREAS, On June 7, 2011, the BOS voted 11-0 on various pieces of legislation
2 authorizing the Treasure Island/Yerba Buena Island Development Project (the “Project”),
3 including a Disposition and Development Agreement (the “DDA”); and

4 WHEREAS, The Project contains four primary components of the land use plan to be
5 (i) residential, (ii) open space and recreation, (iii) commercial and adaptive reuse, and (iv)
6 community and public facilities; and

7 WHEREAS, The Project includes a specific component to build up to approximately
8 8,000 residential units of which approximately 2,173 are intended to be developed as
9 affordable housing to a variety of income levels; and

10 WHEREAS, The DDA contains a Housing Plan which, amongst other matters, granted
11 certain housing opportunities and benefits as part of the Project to residents of affordable and
12 market units on the island; and

13 WHEREAS, The benefits available to residents of market rate units leased to and
14 operated by the John Stewart Company were enumerated in the Transition Housing Rules
15 and Regulations for the Villages at Treasure Island (the “THRR”); and

16 WHEREAS, The benefits available to residents of housing units leased to and operated
17 by affordable housing providers under the Treasure Island Homeless Development Initiative
18 (“TIHDI”) were enumerated in the TIHDI Transition Housing Plan; and

19 WHEREAS, Implementing the THRRs will require engaging with eligible households to
20 explain the benefits available to them and gather information necessary to plan for the
21 construction of the appropriate number and size of Transition Units; and

22 WHEREAS, The Authority issued and properly noticed a Request for Proposal (“RFP”)
23 TIDA-17-01 on April 10, 2017, for professional services to assist in the relocation of eligible
24 households for both interim and long-term moves in accordance with the THRR; and
25

1 WHEREAS, At the completion of the Selection Process, Associated Right of Way
2 Services (ARWS), an S corporation, was the highest scoring proposer; and

3 WHEREAS, The Authority Staff has completed contract negotiations with ARWS and
4 has received approval from the Civil Service Commission (PSC 480405-16/17) to enter into a
5 Professional Service Agreement for an original term of five (5) years with two (2) options to
6 extend the term for a period of two (2) years each; and

7 WHEREAS, TIDA may exercise in its sole discretion all the work to be performed upon
8 request as found in the Scope of Work and the Hourly Rate Schedule of the Agreement and
9 will negotiate Task Orders to ARWS as needed; and

10 WHEREAS, The Authority and AWRS now desire to enter into the Agreement in
11 substantially the form of the Agreement, a copy of which is on file with the Secretary of the
12 Authority Board of Directors (the "Agreement"); now, therefore be it

13 RESOLVED, That the Board of Supervisors hereby approves the Agreement, and
14 authorizes the Treasure Island Director to execute the Agreement in substantially the form
15 filed with the Clerk of the Board of Supervisors in File No. 170825, and to make any additions,
16 amendments or other modifications to the Agreement (including, without limitation, its exhibits)
17 that the Treasure Island Director determines, in consultation with the City Attorney, are in the
18 best interests of the Authority and do not otherwise materially increase the obligations or
19 liabilities of the Authority, and are necessary or advisable to effectuate the purpose and intent
20 of this Resolution; and be it

21 FURTHER RESOLVED, That within thirty (30) days of the Agreement being fully
22 executed by all parties, the Authority shall provide the final document to the Clerk of the Board
23 for inclusion into the official file.