



SAN FRANCISCO REDEVELOPMENT AGENCY

Request for Proposals (RFP)

**Seeking Operator for the
International African Marketplace (IAM) Event
Hunters Point Shipyard Redevelopment Project Area**

**RFP Available
April 7, 2008**

**Deadline for Submission
May 6, 2008 at 4:00 pm**

**Issued by:
San Francisco Redevelopment Agency
One South Van Ness Avenue, 5th Floor
San Francisco, California 94103**

**Contact:
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Hunters Point Shipyard Redevelopment Project Area
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I: PURPOSE FOR REQUEST FOR PROPOSALS (RFP)

The purpose of this RFP is to fund an innovative and effective **International African Marketplace Operator** (“Operator”) who will work in conjunction with community-based organizations, local residents, and merchants to implement a successful marketplace strategy. In order to effectuate the International African Marketplace (IAM) as an international festival celebrating the African Diaspora, the Agency seeks a qualified and enthusiastic Operator to actively organize, produce, and implement the event.

Building on the foundation set forth from the 2006 and 2007 festivals, the San Francisco Redevelopment Agency (“Agency”) expects the IAM to continue to flourish and attract attendees from Bayview Hunters Point (“BVHP”), San Francisco, and the greater Bay Area. The qualified Operator will implement a strategy that establishes the IAM as a multi-ethnic music, entertainment, cultural, and tourist destination that provides economic opportunities for local merchants, artists, food vendors, and musicians. The IAM will continue to include such things as, but not limited to, the display and sale of: a) arts, crafts, sculptures, fabrics, clothing, and books; and b) fresh, wholesome and healthy foods as commonly found in a Farmers’ Market. Additionally, it will serve as a venue for the presentation of musical performances, such as gospel, jazz, blues, reggae, African, and world music, and the arts such as storytelling, drama, and poetry.

II: BACKGROUND

In August 2006, the plan for the IAM had to be significantly revised when the original site identified at the Hunters Point Shipyard (“Shipyard”) was found to be unusable for all planned marketplace activities. Ongoing construction activities and other uncertainties associated with the site made it completely unsuitable for gathering large numbers of people together. In September 2006, operating under the revised plan, Lennar/BVHP, LLP, as the master developer, and its team of IAM consultants launched a pilot program of eight (8) consecutive Saturday marketplace events at the Bayview Opera Plaza (See Site Map on page 8), in concert with the Bayview Farmers Market. The following year the IAM occurred in September 2007 focusing on three (3) consecutive weekends. Feedback from the community and other stakeholders led to the conclusion that the event should be focused on a single weekend, at least in 2008, in order to maximize media attention and attendance.

III: SCOPE OF SERVICES

The Operator’s primary mission will be to effectively produce and implement an economically sustainable IAM event that becomes a cornerstone of the comprehensive, community-driven efforts to revitalize Third Street in BVHP. Qualified organizations, businesses, and collaboratives that can provide the unique services needed with a successful track record in event implementation, promotions, operations and logistics, and leveraging additional resources are invited to submit proposal applications.

Seed funds will be available for three (3) years, and the Operator must present a plan to achieve growth within the contract term and create momentum for future years and be self supporting.

The qualified Operator will successfully and actively organize, produce, and implement the IAM. The selected Operator will be required to complete the following tasks:

A) Event

- 1) Develop and implement a successful Event Plan that provides economic development and instills a sense of community pride, commitment and involvement by BVHP residents.
- 2) The IAM will be a venue for safe social interaction consisting of cultural activities, arts and crafts, food, music, education and public health awareness for people of all ages. The 2008 event will be, at minimum, a one-weekend neighborhood festival.
- 3) The Operator will be responsible for organizing, producing, and implementing the following event tasks and activities:
 - Obtain multi-ethnic vendors (i.e., arts and crafts, and food, etc.)
 - Obtain diverse musicians and entertainers, including but not limited to, gospel, jazz, blues, reggae, African, and world music.
 - Create innovative activities for senior citizens.
 - Create fun and inviting activities for children and teens (i.e., partner with the new community gym for tot lot usage and indoor activities, face painting, inflatable jump house, arts and crafts, rock climbing wall, etc.).
 - Implement educational activities for all IAM attendees and participants.
 - Initiate and coordinate City/County service information tables including, but not limited to, public health information and awareness including free blood pressure exams, Home Ownership Counseling, and community and economic development programs. Information tables for the Hunters Point Shipyard Citizens Advisory Committee (“CAC”) and the Bayview Hunters Point Project Area Committee (“PAC”) will also be coordinated.
 - Promote and generate IAM interest by implementing a raffle and/or a cultural BVHP singing/dancing contest.
- 4) The Operator is encouraged to use volunteers whenever possible to assist with logistics, clean up, and defray expenses.
- 5) Coordinate and provide security services, audio-visual services and equipment, stage, tables, chairs, cloths, tents, booths, banners and signage, permits and licensing, utilities, recycling and refuse containers, and ADA compliant portable toilets as needed.

B) Marketing

- 1) Develop and implement a Marketing Plan that includes strategies and methods that will be used to promote the IAM brand and event such as the following:
 - Develop promotional materials and organize activities to market the IAM and draw existing and new attendees to the event.
 - Public Service Announcements (i.e., radio and television).
 - Utilize existing databases and lists for marketing/outreach that includes residents, businesses, churches, community based organizations, Communities of Opportunities, etc.
 - Perform participant survey for evaluation of the IAM 2008 event.
- 2) Develop and implement a plan to build consensus, acceptance, and collaboration opportunities for the IAM event among the various community stakeholders including representatives from businesses, merchant associations, civic groups, community leaders, community based organizations (“CBOs”), and residents.
- 3) Provide necessary outreach to ensure participation from the various community stakeholders in BVHP for the IAM.
- 4) Responsibility for the direction of all media traffic, press releases, public relations campaigns, and media relations with local press.
- 5) Promote the IAM site as an attractive meeting place and stage for community activities.
- 6) Produce banners, signage, and other marketing collateral representative of the African Diaspora and multi-ethnic communities of BVHP.

C) Operations and Logistics

- 1) Develop and implement an Operations Plan that describes the logistics, resources required, and implementation steps leading up to and including the IAM event.
- 2) Prepare monthly project and program status reports.
- 3) Attend monthly business and community meetings (such as the HPS CAC) as necessary and make presentations to the public and private sectors.
- 4) Attend a limited number of meetings and assist facilitating the goals of the IAM’s vendor capacity-building program, which will be administered by a separate operator. A separate set of funds and Scope of Services will be made available to an organization that can manage the IAM’s vendor capacity-building program.
- 5) Meet deadlines, respond well under pressure, and work in a team environment. Be creative and innovative in developing a successful Operations Plan.

- 6) Coordinate and reserve the Bayview Opera House as the focal point of the IAM event.
- 7) Coordinate with all vendors for the events, including a space layout plan.
- 8) Secure all licensing and permits required for the IAM (i.e., safety and traffic controls, signage, temporary street closures, emergency access plan).
- 9) The Operator is responsible for developing an “Exit Strategy” for the Agency and the City that ensures that the event transitions from a Lennar-sponsored one to a community-driven and self-sustainable event funded by numerous sponsors and grants.

D) Leverage Resources/Additional Funds

- 1) Develop a Plan to leverage resources and raise additional funds to expand awareness of the IAM and increase public and private investment to ensure economic vitality. The Operator will help make this event a self-sustainable one and a community driven affair.

***NOTE: All work products, materials, records, corporate identities, logos, and any other intellectual property are property of the Agency. The Operator will be required to produce an “Operations Manual” that provides all of the records, contracts, significant memorandum, financial reports and other information related to the operation of the IAM.**

IV: CONTRACT TERM, BUDGET & FINANCE PLAN

A) Contract Term

The term of the contract will be two (2) years with a one (1) year extension option, for an aggregate term of three (3) years.

B) Budget

The Agency has estimated a minimum budget covering the aggregate term of three (3) years. The Agency’s declining contribution includes \$80,000 for 2008, \$60,000 for 2009, and \$40,000 for 2010, respectively (see chart below). See page 13 under IX: SELECTION PROCESS & CRITERIA, C) IAM Budget for a sample budget.

FUNDING SOURCE	2008	2009	2010
SFRA	\$80,000	\$60,000	\$40,000
Sponsorships/Grants	*\$10,000+	*\$50,000+	*\$80,000+
TOTAL	**\$90,000	**\$110,000	**\$120,000

**NOTE: The target amounts in the Sponsorships/Grants line-item are minimum amounts; the Operator is expected to meet and exceed these amounts.*

***NOTE: The Operator’s fees are not to exceed 15%. Fiscal efficiency is encouraged.*

NOTE: The funding is made available through Lennar/BVHP and their commitment to the BVHP community through the Community Benefits Agreement.

Operator candidates, in their proposals, should explain how they will use this funding, and other funds, toward an event budget that includes their fee and all event expenses. The preliminary, estimated fee for completing the Scope of Services to be submitted by each respondent with its proposal will be a factor in the Agency's consideration of the proposals.

Provision of applicable office space, furniture, equipment, collateral material and other items deemed to be necessary for the successful operation of the IAM will be the responsibility of the Operator and will come out of the fee paid to the Operator.

C) Finance Plan

The Agency contribution will decline over the three (3) years of the contract as the IAM becomes more self-sustaining. Therefore, it is necessary for the Operator to have strong fundraising skills and capacity as well as excellent fiscal management competencies. Included in the submission requirements will be a "Financing Plan" that includes the Operator's plan to achieve a self-sustaining IAM event by 2010. The Operator will work with Agency staff to develop an annual plan and budget for the IAM.

V: OVERALL OBJECTIVES

The IAM is an economic development effort for the BVHP community designed to draw economic benefit from the cultural heritage and products associated with the African Diaspora. The IAM is a multi-faceted festival event that attracts San Franciscans and other Bay Area residents to Third Street Bayview for entertainment and shopping purposes.

It is also a business development program that seeks to directly enhance the capacity of BVHP vendors producing and selling cultural products of the African Diaspora, and secondarily, increase business revenues for local merchants. Specific objectives for the IAM event component include but are not limited to:

- 1) Community ownership is also a cornerstone of the Third Street Corridor Program. The Operator will work with a Community Steering Committee, which will include members of the Hunters Point Shipyard CAC and BVHP PAC for the IAM event. The Community Steering Committee will be convened by the Third Street Corridor Manager. The Steering Committee will provide input and oversight as well as volunteer planning and implementation assistance to the festival.
- 2) Event date to be determined in conjunction with the Community Steering Committee and will be located at the Bayview Opera House (located at 4705 Third Street, San Francisco, CA 94124) building and plaza and will extend across Oakdale Ave. to the Mendell Pedestrian Plaza (see site map below). The event will help catalyze a positive image and programming on these publicly-owned blocks.
- 3) The Operator will make every effort to include participation by, and will complement rather than compete with, Third Street merchants.
- 4) Event organizers will interpret African Diaspora broadly so as to be inclusive and appealing to all ethnicities and ages represented in the BVHP as well as to appeal to people from the City and region.

- 5) Event will be co-sponsored by as many organizations/sponsors as are involved, including Lennar and other donors, but also including the Third Street Corridor Program community-based groups that play a role in the steering committee.
- 6) Vendor capacity-building is one of the desired outcomes.

SITE MAP:



**BAYVIEW OPERA HOUSE AT 4705 THIRD STREET
AND
MENDELL PEDESTRIAN PLAZA**

VI: PROPOSAL DEADLINE AND SUBMISSION PROCESS

A). Important Dates:

Proposals are due by 4:00 pm on May 6, 2008.

RFP Available at the Redevelopment Agency	Date: April 7, 2008
Pre-Submission Informational Meeting	Date: April 16, 2008 (2:00 p.m.)
Deadline for Questions and Additional Information	Date: April 23, 2008 (noon)
Proposal Due (7 copies)	Date: 4:00 p.m., May 6, 2008

This RFP is available at the 1) SFRA site office trailer, located at the Hunters Point Shipyard (690 Hudson Street, San Francisco, CA 94124), 2) at the SFRA office (see address below), and 3) the SFRA website <http://www.sfgov.org/site/sfra>.

B) Pre-Submission Meeting

A pre-submission meeting will be held **April 16, 2008 (2:00 pm)** at the Agency's office (address above). The meeting will include an overview of the project with a Question and Answer Session. Although attendance is not mandatory, it is highly recommended.

C) Questions and Requests for Additional Information

All questions and requests for additional information regarding this RFP must be received in writing by the Agency, by delivery, mail, fax, or e-mail **no later than Noon on Wednesday, April 23, 2008**. All responses and additional information will be distributed to all registered RFP-holders. The Agency reserves the sole right to determine the timing and content of the response, if any, to all questions and requests for additional information. Questions and information requests should be submitted to:

Attention:
Thor Kaslofsky, Assistant Project Manager
OR Alex Andrade, Project Manager
San Francisco Redevelopment Agency
One South Van Ness Avenue, 5th Floor
San Francisco, California 94103
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[E-Mail: Thor.Kaslofsky@sfgov.org](mailto:Thor.Kaslofsky@sfgov.org)
[E-Mail: Alex.Andrade@sfgov.org](mailto:Alex.Andrade@sfgov.org)

D) Registration

Although it is not necessary to register to receive a copy of the RFP or to submit a response, only registered RFP-holders will receive responses to questions and any additional information distributed prior to the Proposal submission date.

VII: ELIGIBILITY (Qualifications/Requirements)

To be considered for these funds, an applicant organization/firm may be a not-for-profit organization **OR** a collaborative of any combination of a not-for-profit and a entity legally allowed to operate in the State of California. In addition, the applicant must meet all of the following requirements which must be demonstrated in the proposal (other written documentation may be requested):

- 1) Event management experience that must include knowledge of the City and County of San Francisco's event permitting and licensing processes, and the ability to organize and implement logistics for large-scale events.
- 2) Comprehensive marketing expertise (minimum of six years) that includes a background in media outreach and grassroots community outreach, and a proven track record in attracting significant numbers of attendees, sponsors, entertainers and vendors to newly-established events and/or events in challenging neighborhoods.
- 3) Extensive demonstrable fundraising and sponsorship experience (minimum of six years) that includes generation of fundraising or promotional databases and existing relationships with potential sponsors and/or a donor base. The Operator may partner with a fundraiser.
- 4) Cultural competence with a demonstrated ability to actively engage diverse populations from traditionally under-resourced communities. This cultural competence should include experience working with individuals or groups (community-based organizations, merchants, artists, and musicians) in the BVHP area or in similar neighborhoods.
- 5) Experience working with vendors and small business operators, and ability to understand and accommodate their needs in an event setting.
- 6) Familiarity with San Francisco Bay Area cultural events and event operators.
- 7) Organizational development know-how, specifically in nurturing start-ups to self-sufficiency.
- 8) Experience working with volunteers and Advisory Boards.

- 9) Understanding of the cultural heritage of the peoples and nations of the African Diaspora and a commitment to the vision of the IAM.
- 10) Strong oral and written communication skills with the capacity to produce quality IAM program materials.
- 11) Sufficient organizational infrastructure and strong fiscal management systems to include budget generation/management, electronic and written management procedures and controls.
- 12) Responders, upon request, must be able to produce either audited or CPA reviewed financial statements for the past three years.

VIII: APPLICATION INSTRUCTIONS

We anticipate that the Operator will build upon the existing IAM experiences, partnerships, and branding developed during the IAM's first two years of operation. However, the most overriding objective is for the IAM Operator to effectively produce and implement an economically sustainable IAM business model – however that can be best achieved. The successful applicant will lay out a plan that clearly and succinctly explains exactly how the Operator will generate the revenue required to implement the IAM while simultaneously developing a viable implementation structure in partnership with community-based organizations. Further, the Operator must accomplish all of this within a highly visible and multiple-stakeholder environment.

A) The Operator must submit a proposal that includes an outline of an economically sound and sustainable IAM business model that:

- 1) Illustrates how seed funds will be utilized to leverage or generate sufficient revenue to operate the IAM.
- 2) Reflects an understanding of what is required to develop a new program in an economically-challenged community.
- 3) Incorporates an understanding of the types of challenges and obstacles the IAM will encounter over the course of its growth.

B) Funds will be awarded to an Operator that is responsive to achieving the stated goals of the IAM and has the requisite fundraising capability. The following will strengthen the organization's funding request:

- 1) Linkages to existing festivals, cultural or artistic events or venues as evidenced by written participation commitments.
- 2) Evidence of fundraising and sponsorship development proficiency.

- 3) History of working within the BVHP area or in similar neighborhoods.
- 4) Familiarity with marketing and selling cultural and artist products.

C) The organization selected to receive these funds must meet the eligibility requirements set forth in Section, “VII. Eligibility,” and must comply with the following requirements:

- 1) Operator must prepare and submit monthly and quarterly programmatic reports throughout the term of the contract that detail the progress the organization is making in achieving stated goals.
- 2) Operator must prepare accompanying monthly fiscal reports that detail all program expenditures and verify receipt and utilization of any leveraged or raised funds.
- 3) Operator must participate in an annual program assessment.
- 4) Operator must make periodic reports to both the Mayor’s Shipyard Full CAC and the CAC Business & Employment Subcommittee.
- 5) Upon request, organizations must provide SFRA with their annual audited or CPA reviewed financial statements.

Each proposal will be evaluated on its responsiveness to the RFP overall and particularly to the elements set forth in Sections “V. Overall Objectives, VII. Eligibility, and VIII. Application Instructions and IX. Selection Process and Criteria.”

IX: SELECTION PROCESS & CRITERIA

The Selection Panel may include representatives from the SFRA, Mayor’s Office, Supervisor’s Office, CAC, and a festival coordinator or an Arts Commissioner.

Scoring

Interview	55 points
Written Proposal	+ 45 points
Maximum Total Score	100 points

Interview

Each interview will be worth a total of **55 points**. The three applicants whose written proposals receive the highest score will be invited for an interview. Interviewees will be expected to present their proposal and field a series of questions from the Interview Panel. Additional details and instructions for the interviews may be released at a later date.

Written Proposal

Each written proposal will be worth a total of **45 points**. Consisting of a Narrative (15 points), Budget and Financing Plan (25 points), and References (5 points):

A) Application Cover Sheet (0 points)

Complete the RFP Registration Form provided as an attachment, and include it as the first page of your proposal application.

B) Narrative (15 points) Please provide information on the following:

Five (5) page limit, typed, 12 or 11-point font, single-spacing, one (1)-inch margins.

- 1) What is your vision for the IAM 2008 event? How will it meet the objectives described in this RFP? Please discuss how you will lay the groundwork in 2008 for a recurring, and potentially larger, event in future years.
- 2) Describe your large-scale event management experience, including your experience with neighborhood events in San Francisco. Provide details on your experience producing event materials, working with contractors and the City, managing staff, managing event budgets, media outreach, etc.
- 3) Describe your experience in fundraising for large-scale events and your sponsorship plan for the IAM. Please include details of sponsors with whom you have worked.
- 4) Explain your “Exit Strategy” for the Agency and the City in order to make the transition from a Lennar sponsored event to a successful community driven and self-sustainable one.
- 5) Explain your marketing and media outreach plan for the IAM.
- 6) Discuss your experience with vendors and microenterprise businesses. What are their needs and how, in your prior experience, have you met those needs in your events?
- 7) Describe any experience you have implementing events or projects in developing neighborhoods such as Bayview Hunters Point. Discuss your experience working with community-based groups, neighborhood leaders or advisory boards, local merchants, and volunteers.
- 8) Complete legal name of entity and type of organization; e.g., sole proprietorship, corporation, partnership, joint-venture, etc., including all members and partners.
- 9) A current resume with address and phone number, including any relevant professional designations, qualifications and experience.
- 10) A brief summary of relevant, project-related experiences (please describe these experiences as succinctly as possible).
- 11) A statement acknowledging receipt and understanding of the Agency’s contracting requirements and policies as described in this RFP and the Consultant’s ability and intent to comply with them.
- 12) A list of any Agency requirements and policies with which the Consultant or any of its team members cannot comply.

C) IAM Budget and Financing Plan (25 Points)

Complete a detailed budget describing all proposed operations expenses, including all revenue and grant forecasts. The seed funding should be leveraged with other sources of funds including sponsorships and matching grants (see sample budget below). This leveraging must be presented in a “Financing Plan” that demonstrates the Operator’s capacity and plans for seeking grants from various sources and sponsorship arrangements so as to achieve a self-sustaining IAM event by 2011. This plan must detail the strategies and steps for successful acquisition of this funding. A successful track record in this area will be viewed very positively.

INTERNATIONAL AFRICAN MARKETPLACE (IAM) - SAMPLE BUDGET			
INCOME	2008	2009	2010
SFRA Seed Funding	\$80,000	\$60,000	\$40,000
IAM Vendor Booths	\$ -	\$ -	\$ -
Sponsorships	\$ -	\$ -	\$ -
Grants:	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -
OPERATING EXPENSES			
IAM Weekend (Fall season)	One Weekend	One Weekend	One Weekend
Tables, chairs, cloths	\$ -	\$ -	\$ -
Tents	\$ -	\$ -	\$ -
Portable Toilets (ADA compliant)	\$ -	\$ -	\$ -
Banners and signage	\$ -	\$ -	\$ -
Audio-Visual	\$ -	\$ -	\$ -
Permits & Licensing (Entertainment, street closures, etc.)	\$ -	\$ -	\$ -
Talent			
Security	\$ -	\$ -	\$ -
Marketing	\$ -	\$ -	\$ -
Collateral	\$ -	\$ -	\$ -
Advertising (Postage)			
PR/Media	\$ -	\$ -	\$ -
Program Management	\$ -	\$ -	\$ -
*Operations/Staff	\$ -	\$ -	\$ -
Printing/Distribution	\$ -	\$ -	\$ -
Utilities	\$ -	\$ -	\$ -
Bayview Opera House/Venue (Fees)	\$ -	\$ -	\$ -
TOTAL EXPENSES:	\$ -	\$ -	\$ -

**NOTE: Provision of applicable office space, furniture, equipment, collateral material and other items deemed to be necessary for the successful operation of the IAM will be the responsibility of the Operator.*

D) Funding/Vendor References (5 Points)

Have one of your current primary funders (or vendors) complete and submit a reference. SFRA must receive this in order for your proposal application to be considered. Include in your

proposal application contact information for at least two other funders or vendors that can serve as references for your organization.

X: ATTACHMENTS TO PROPOSAL APPLICATION

A) If your organization is a not-for-profit, please submit the following information.

- IRS Letter of Determination of Non-Profit Status
- Executive Director's Resume and Resumes of Key Individuals
- Organizational History & Information
- References (3)
- Board of Directors List (List should include titles, contact information, and affiliations)
- Organization's Budget for the past three (3) years

Do not submit letters of recommendation or other non-requested materials.

B) If your organization is a for-profit entity, please submit the following information:

- Business License
- Tax Returns for the past three (3) years
- Budget for the past three (3) years
- Resumes of Owner/Principal and Key Individuals
- References (3)

XI: AGENCY CONTRACT REQUIREMENTS & ATTACHMENTS

Nondiscrimination & Equal Benefits

A. There shall be no discrimination against or segregation of any person, or group of persons, on account of race, color, religion, creed, national origin or ancestry, sex, gender identity, age, marital or domestic partner status, sexual orientation or disability (including HIV or AIDS status) in the performance of this Contract. Contractor will ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, creed, national origin or ancestry, sex, gender identity, age, marital or domestic partner status, sexual orientation or disability (including HIV or AIDS status) or other protected class status. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; selection for training, including apprenticeship; and provision of any services or accommodations to clients or the general public.

B. Contractor will, in all solicitations or advertisements for employees placed by it or on its behalf, state it is an equal opportunity employer.

C. Contractor will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provisions will be binding upon each subcontractor,

provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

D. Contractor agrees not to discriminate in the provision of benefits between employees with domestic partners and employees with spouses, and/or between the domestic partners and spouses of such employees, and shall comply fully with all provisions of the Agency's Nondiscrimination in Contracts Policy ("Policy"), adopted by Agency Resolution No. 175-97, as such Policy may be amended from time to time.

E. Contractor shall provide all services to the public under this Contract in facilities that are accessible to persons with disabilities as required by state and federal law and execute Attachment 1, "Nondiscrimination in Contracts and Benefits Form

Compliance with Small Business Enterprise Program

The Agency has adopted a Small Business Enterprise ("SBE") Program, which provides first consideration in awarding contracts in the following order: (1) Project Area SBEs, (2) Local SBEs (outside an Agency Project or Survey Area, but within San Francisco), and (3) all other SBEs (outside of San Francisco). Non-local SBEs should be used to satisfy participation goals only if Project Area SBEs or Local SBEs are not available, qualified, or if their bids or fees are significantly higher than those of non-local SBEs. (See SBE Agreement, Attachment 2). Contractor shall make good faith efforts to achieve the goals of the SBE Program, which are 50% SBE participation for professional, personal services, and construction contracts. SBEs must be certified with the Agency. If Contractor intends to utilize subcontractors/subconsultants in the provision of services, it must consult with the Agency's Contract Compliance Division and comply with all the provisions of the Small Business Enterprise Agreement.

Compliance with Minimum Compensation Policy & Health Care Accountability Policy

Contractor agrees, as of the date of this Contract and during the term of this Contract, to comply with the provisions of the Agency's Minimum Compensation Policy and Health Care Accountability Policy (the "Policies"), adopted by Agency Resolution 168-2001, as such policies may be amended from time to time. Such compliance includes providing all "Covered Employees," as defined under Section 2.7 of the Policies, a minimum level of compensation and offering health plan benefits to such employees or to make payments to the City and County of San Francisco's Department of Public Health, or to participate in a health benefits program developed by the City and County of San Francisco's Director of Health.

Agency Attachments

Attachment #1: Small Business Enterprise Agreement

Attachment #2: Declaration of Nondiscrimination in Contracts and Benefits and Instructions

Attachment #2a Declaration of Nondiscrimination in Contracts and Benefits Instructions

- Attachment #3: Minimum Compensation Policy Declaration
- Attachment #4: Health Care Accountability Policy (HCAP) Declaration
- Attachment #5: Disclosure Questions
- Attachment #6: Statement of Compliance with Agency Policies & Certification of Applicant
- Attachment #7: SAMPLE: Personal Services Contract
- Attachment #8: RFP Registration Form
- Attachment #9: Submission Checklist Sheet

XII: DISCLAIMER

The Agency is not liable for lost or misdirected, late or substantially incomplete entries. All drawings, photographs, photocopies and other physical materials submitted to the competition become the property of the Agency and will not be returned.

The Agency, through its Executive Director, expressly reserves the right at any time and from time to time, and for its own convenience, in its sole and absolute discretion, to do any or all of the following:

- 1) Suspend or modify any and all aspects of this RFP at any time.
- 2) Waive any defects or errors in form or content of this RFP, any responses or proposals received as part of this RFP and any contracts or negotiations resulting from this RFP.
- 3) Negotiate with any, all or none of the respondents to this RFP, as to fees, Scope of Services, or any other aspect of the RFP or services.
- 4) Reject any and/or all responses to this RFP.
- 5) Reissue this RFP, procure the desired services by another means, or not proceed in procuring of these services.
- 6) Disqualify any respondent to this RFP on the basis of any real or apparent conflict of interest that is disclosed by the responses submitted or other available information.
- 7) Negotiate and modify any and all terms of the Contract.
- 8) Compose and select a team of consultants comprised of respondents to this RFP and any other entities it deems qualified, in its sole discretion, to complete the Scope of Services described herein.

ATTACHMENT # 1

SMALL BUSINESS ENTERPRISE AGREEMENT

The company or entity executing this Small Business Enterprise Agreement, by and through its duly authorized representative, hereby agrees to use good faith efforts to comply with all of the following:

I. PURPOSE. The purpose of entering into this Small Business Enterprise Program agreement (“**SBE Program**”) is to establish a set of Small Business Enterprise (“SBE”) participation goals and good faith efforts designed to ensure that monies are spent in a manner which provides SBEs with an opportunity to compete for and participate in contracts by or at the behest of the San Francisco Redevelopment Agency (“**Agency**”) and/or the Agency-Assisted Contractor. A genuine effort will be made to give First Consideration to Project Area SBEs and Local SBEs before looking outside of San Francisco.

II. APPLICATION. This SBE Program applies to all Agency-Assisted Contractors and Contractors and their subcontractors seeking Agency assisted Contracts.

III. GOALS. The Agency’s SBE Participation Goals are:

CONSTRUCTION	50%
PROFESSIONAL SERVICES	50%
SUPPLIERS	50%

A. Trainee Hiring Goal. In addition to the goals set forth above in Section III, there is a trainee hiring goal for architects, designers and other professional services consultants as follows:

<u>Trainees</u>	<u>Consultant Fees</u>
0	\$ 0 – \$249,999
1	\$ 250,000 – \$399,999
2	\$ 400,000 – \$599,999
3	\$ 600,000 – \$999,999
4	\$1,000,000 – \$1,999,999
5	\$2,000,000 – or more

IV. TERM. The obligations of the Agency-Assisted Contractor and/or Contractor(s) with respect to SBE Program shall remain in effect until completion of all work to be performed by the Agency-Assisted Contractor in connection with the original construction of the site and any tenant improvements on the site performed by or at the behest of the Agency-Assisted Contractor.

V. FIRST CONSIDERATION. First consideration will be given by the Agency or Agency-Assisted Contractor in awarding contracts in the following order: (1) Project Area SBEs, (2) Local SBEs (outside an Agency Project or Survey Area, but within San Francisco), and (3) Non-

local SBEs (outside of San Francisco). Non-local SBEs should be used to satisfy participation goals only if Project Area SBEs or Local SBEs are not available, qualified, or if their bids or fees are significantly higher than those of non-local SBEs.

VI. CERTIFICATION. Only businesses certified by the Agency as SBEs will be counted toward meeting the participation goals. The SBE Certification Criteria are set forth in the Policy (as defined in Section VII below).

VII. INCORPORATION. Each contract between the Agency, Agency-Assisted Contractor or Contractor on the one hand, and any subcontractor on the other hand, shall physically incorporate as an attachment or exhibit and make binding on the parties to that contract, a true and correct copy of this SBE Agreement.

VIII. DEFINITIONS. Capitalized terms not otherwise specifically defined in this SBE Agreement have the meaning set forth in the Agency's Interim Purchasing Policy and Procedures as adopted on November 16, 2004 ("**Policy**") or as defined in the Agency-Assisted Contract or Contract. In the event of a conflict in the meaning of a defined term, the Policy shall govern over the Agency-Assisted Contract or Contract which in turn shall govern over this SBE Agreement.

Agency-Assisted Contract means, as applicable, the Development and Disposition Agreement ("**DDA**"), Land Disposition Agreement ("**LDA**"), Lease, Loan and Grant Agreements, and Operations Agreement that the Agency executed with for-profit or non-profit entities.

Agency-Assisted Contractor means any person(s), firm, partnership, corporation, or combination thereof, who is negotiating or has executed an Agency-Assisted Contract.

Arbitration Party means all persons and entities who attend the arbitration hearing pursuant to Section XII, as well as those persons and entities who are subject to a default award provided that all of the requirements in Section XII.L. have been met.

Contract means any agreement between the Agency and a person(s), firm, partnership, corporation, or combination thereof, to provide or procure labor, supplies or services to, for, or on behalf of the Agency.

Contractor means any person(s), firm, partnership, corporation, or combination thereof, who is negotiating or has executed a Contract.

Local Small Business Enterprise means a SBE that: (a) has fixed offices located within the geographical boundaries of the City where a commercially useful function is performed; (b) is listed in the Permits and License Tax Paid File with a San Francisco business street address; (c) possesses a current Business Tax Registration Certificate at the time of the application for certification as a SBE; (d) has been located and doing business in the City for at least six months preceding its application for certification as a SBE; and (e) has a San Francisco office in which business is transacted that is appropriately equipped for the type of business for which the enterprise seeks certification as a SBE. Post office box numbers or residential addresses alone shall not suffice to establish a firm's status as local.

Non-local Small Business Enterprise means a SBE that has fixed offices located outside the geographical boundaries of the City.

Project Area Small Business Enterprise means a SBE that: (a) has fixed offices located within the geographical boundaries of a Redevelopment Project or Survey Area where a commercially useful function is performed; (b) is listed in the Permits and License Tax Paid File with a Project Area or Survey Area business street address; (c) possesses a current Business Tax Registration Certificate at the time of the application for certification as a SBE; (d) has been located and doing business in a Project Area or Survey Area for at least six months preceding its application for certification as a SBE; and (e) has a Project Area or Survey Area office in which business is transacted that is appropriately equipped for the type of business for which the enterprise seeks certification as a SBE. Post office box numbers of residential addresses alone shall not suffice to establish a firms' location in a Project Area or Survey Area.

Project Area means an area of San Francisco that meets the requirements under Community Redevelopment Law, Health and Safety Code Section 33320.1. These areas are described in the Policy with specific street boundaries and include the Bayview Industrial Triangle, Hunters Point, Bayview Hunters Point, Hunters Point Shipyard, India Basin Industrial Park, Golden Gateway, Mission Bay (North), Mission Bay (South), Rincon Point/South Beach, South of Market, Transbay, Western Addition Area A-2, and Yerba Buena Center.

Small Business Enterprise (SBE) means an economically disadvantaged business that: is an independent and continuing business for profit; performs a commercially useful function; is owned and controlled by persons residing in the United States or its territories; has average gross annual receipts in the three years immediately preceding its application for certification as a SBE that do not exceed the following limits: (a) construction--\$14,000,000; (b) professional or personal services--\$2,000,000 and (c) suppliers--\$2,000,000; and is (or is in the process of being) certified by the Agency as a SBE.

Survey Area means an area of San Francisco that meets the requirements of the Community Redevelopment Law, Health and Safety Code Section 33310. These areas are described in the Policy with specific street boundaries and include Mid-Market and Visitacion Valley.

IX. GOOD FAITH EFFORTS TO MEET SBE GOALS Compliance with the following steps will be the basis for determining if the Agency-Assisted Contractor and/or Consultant has made good faith efforts to meet the goals for SBEs:

A. Outreach. Not less than 30 days prior to the opening of bids or the selection of contractors, the Agency-Assisted Contractor or Contractor shall:

1. **Advertise.** Advertise for SBEs interested in competing for the contract, in general circulation media, trade association publications, including timely use of the ***Bid and Contract Opportunities*** newsletter published by the City and County of San Francisco Purchasing Department and media focused specifically on SBE businesses such as the ***Small Business Exchange***, of the opportunity to submit bids or proposals and to attend a pre-bid meeting to learn about contracting opportunities.

2. **Request List of SBEs.** Request from the Agency's Contract Compliance Department a list of all known SBEs in the pertinent field(s), particularly those in the Project and Survey Areas and provide written notice to them of the opportunity to bid for contracts and to attend a pre-bid or pre-solicitation meeting to learn about contracting opportunities.

B. Pre-Solicitation Meeting. For construction contracts estimated to cost \$300,000 or more, hold a pre-bid meeting for all interested contractors not less than 15 days prior to the opening of bids or the selection of contractors for the purpose answering questions about the selection process and the specifications and requirements. Representatives of the Contract Compliance Department will also participate.

C. Follow-up. Follow up initial solicitations of interest by contacting the SBEs to determine with certainty whether the enterprises are interested in performing specific items involved in work.

D. Subdivide Work. Divide, to the greatest extent feasible, the contract work into small units to facilitate SBE participation, including, where feasible, offering items of the contract work which the Contractor would normally perform itself.

E. Provide Timely and Complete Information. The Agency-Assisted Contractor or Contractor shall provide SBEs with complete, adequate and ongoing information about the plans, specifications and requirements of construction work, service work and material supply work. This paragraph does not require the Agency-Assisted Contractor or Contractor to give SBEs any information not provided to other contractors. This paragraph does require the Agency Assisted Contractor and Contractor to answer carefully and completely all reasonable questions asked by SBEs and to undertake every good faith effort to ensure that SBEs understand the nature and the scope of the work.

F. Good Faith Negotiations. Negotiate with SBEs in good faith and demonstrate that SBEs were not rejected as unqualified without sound reasons based on a thorough investigation of their capacities.

G. Bid Shopping Prohibited. Prohibit the shopping of the bids. Where the Agency-Assisted Contractor or Contractor learns that bid shopping has occurred, it shall treat such bid shopping as a material breach of contract.

H. Other Assistance. Assist SBEs in their efforts to obtain bonds, lines of credit and insurance. The Agency-Assisted Contractor or Contractor(s) shall require no more stringent bond or insurance standards of SBEs than required of other business enterprises.

I. Delivery Scheduling. Establish delivery schedules which encourage participation of SBEs.

J. Encouragement to Subcontractors. The Agency-Assisted Contractor and its Contractor(s) shall encourage and assist higher tier subcontractors in undertaking good faith efforts to utilize SBEs as lower tier subcontractors.

K. Use of Other Resources. Use the services of SBE associations, federal, state and local SBE assistance offices and other organizations that provide assistance in the recruitment and placement of SBEs, including the Small Business Administration and the Business Development Agency of the Department of Commerce. However, only SBEs certified by the Agency shall count towards meeting the participation goal.

L. Replacement of SBE. If during the term of this SBE Agreement, it becomes necessary to replace an SBE due to the failure or inability of the SBE to perform the required services or timely delivery the required supplies, then First Consideration should be given to another certified SBE, if available, as a replacement.

X. ADDITIONAL PROVISIONS

A. No Retaliation. No employee shall be discharged or in any other manner discriminated against by the Agency-Assisted Contractor or Contractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding under or relating to enforcement of this Agreement.

B. No Discrimination. There shall be no discrimination against or segregation of any person, or group of persons, on account of race, color, religion, creed, national origin or ancestry, sex, gender identity, age, marital or domestic partner status, sexual orientation or disability (including HIV or AIDS status) in the performance of an Agency-Assisted Contract or Contract. The Agency-Assisted Contractor or Contractor will ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, creed, national origin or ancestry, sex, gender identity, age, marital or domestic partner status, sexual orientation or disability (including HIV or AIDS status) or other protected class status. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; selection for training, including apprenticeship; and provision of any services or accommodations.

XI. PROCEDURES

A. Notice to Agency. The Agency-Assisted Contractor or Contractor(s) shall provide the Agency with the following information within 10 days of awarding a contract or selecting subconsultant:

1. the nature of the contract, e.g. type and scope of work to be performed;
2. the dollar amount of the contract;
3. the name, address, license number, gender and ethnicity of the person to whom the contract was awarded; And
4. SBE status of each subcontractor or subconsultant.

B. Affidavit. If the Agency-Assisted Contractor or Contractor(s) contend that the contract has been awarded to a SBE, the Agency-Assisted Contractor or Contractor(s) shall, at the same time also submit to the Agency a SBE Application for Certification and its

accompanying Affidavit completed by the SBE owner. However, a SBE that was previously certified by the Agency shall submit only the short SBE Eligibility Statement.

C. Good Faith Documentation. If the 50% SBE Participation Goals are not met in each category (Construction, Professional Services and Suppliers), the Agency-Assisted Contractor or Contractor(s) shall meet and confer with the Agency at a date and time set by the Agency. If the issue of the Agency-Assisted Contractor's or Contractor's good faith efforts is not resolved at this meeting, the Agency-Assisted Contractor or Contractor shall submit to the Agency within five (5) days, a declaration under penalty of perjury containing the following documentation with respect to the good faith efforts ("**Submission**"):

1. A report showing the responses, rejections, proposals and bids (including the amount of the bid) received from SBEs, including the date each response, proposal or bid was received. This report shall indicate the action taken by the Agency-Assisted Contractor or Contractor(s) in response to each proposal or bid received from SBEs, including the reasons(s) for any rejections.

2. A report showing the date that the bid was received, the amount bid by and the amount to be paid (if different) to the non-SBE contractor that was selected. If the non-SBE contractor who was selected submitted more than one bid, the amount of each bid and the date that each bid was received shall be shown in the report. If the bidder asserts that there were reasons other than the respective amounts bid for not awarding the contract to an SBE, the report shall also contain an explanation of these reasons.

3. Documentation of advertising for and contacts with SBEs, contractor associations or development centers, or any other agency which disseminates bid and contract information to small business enterprises.

4. Copies of initial and follow-up correspondence with SBEs, contractor associations and other agencies, which assist SBEs.

5. A description of the assistance provided SBE firms relative to obtaining and explaining plans, specifications and contract requirements.

6. A description of the assistance provided to SBEs with respect to bonding, lines of credit, etc.

7. A description of efforts to negotiate or a statement of the reasons for not negotiating with SBEs.

8. A description of any divisions of work undertaken to facilitate SBE participation.

9. Documentation of efforts undertaken to encourage subcontractors to obtain small business enterprise participation at a lower tier.

10. A report which shows for each private project and each public project (without a SBE program) undertaken by the bidder in the preceding 12 months, the total dollar

amount of the contract and the percentage of the contract dollars awarded to SBEs and the percentage of contract dollars awarded to non-SBEs.

11. Documentation of any other efforts undertaken to encourage participation by small business enterprises.

D. Presumption of Good Faith Efforts. If the Agency-Assisted Contractor or Contractor(s) achieves the Participation Goals, it will not be required to submit Good Faith Effort documentation.

E. Waiver. Any of the SBE requirements may be waived if the Agency determines that a specific requirement is not relevant to the particular situation at issue, that SBEs were not available, or that SBEs were charging an unreasonable price.

F. SBE Determination. The Agency shall exercise its reasonable judgment in determining whether a business, whose name is submitted by the Agency-Assisted Contractor or Contractor(s) as a SBE, is owned and controlled by a SBE. A firm's appearance in any of the Agency's current directories will be considered by the Agency as prima facie evidence that the firm is a SBE. Where the Agency-Assisted Contractor or Contractor(s) makes a submission the Agency shall make a determination, as to whether or not a business which the Agency-Assisted Contractor or Contractor(s) claims is a SBE is in fact owned and controlled by local SBEs. If the Agency determines that the business is not a SBE, the Agency shall give the Agency-Assisted Contractor or Contractor a Notice of Non-Qualification and provide the Agency-Assisted Contractor or Contractor with a reasonable period (not to exceed 20 days) in which to meet with the Agency and if necessary make a Submission, concerning its good faith efforts. If the Agency-Assisted Contractor or Contractor disagrees with the Agency's Notice of Non-Qualification, the Agency-Assisted Contractor or Contractor may request arbitration pursuant to Section XII.

G. Agency Investigation. Where the Agency-Assisted Contractor or Contractor makes a Submission and, as a result, the Agency has cause to believe that the Agency-Assisted Contractor or Contractor has failed to undertake good faith efforts, the Agency shall conduct an investigation, and after affording the Agency-Assisted Contractor or Contractor notice and an opportunity to be heard, shall recommend such remedies and sanctions as it deems necessary to correct any alleged violation(s). The Agency shall give the Agency-Assisted Contractor or Contractor a written Notice of Non-Compliance setting forth its findings and recommendations. If the Agency-Assisted Contractor or Contractor disagree with the findings and recommendations of the Agency as set forth in the Notice of Non-Compliance, the Agency-Assisted Contractor or Contractor may request arbitration pursuant to this SBE Agreement.

XII. ARBITRATION OF DISPUTES.

A. Arbitration by AAA. Any dispute regarding this SBE Agreement shall be determined by arbitration through the American Arbitration Association, San Francisco, California office ("AAA") in accordance with the Commercial Rules of the AAA then applicable, but subject to the further revisions thereof. The arbitration shall take place in the City and County of San Francisco.

B. Demand for Arbitration. Where the Agency-Assisted Contractor or Contractor disagrees with the Agency's Notice of Non-Qualification or Notice of Non-Compliance, **the Agency-Assisted Contractor or Contractor shall have seven (7) business days, in which to file a Demand for Arbitration**, unless otherwise stipulated by the parties. The Demand for Arbitration shall contain at a minimum: (1) a cover letter demanding arbitration under this provision and identifying any entities believed to be involved in the dispute; (2) a copy of the Notice of Non-Qualification or Notice of Non-Compliance; and (3) any written response to the Notice of Non-Qualification or Notice of Non-Compliance. If the Agency-Assisted Contractor and Contractor fails to file a timely Demand for Arbitration, the Agency-Assisted Contractor and Contractor shall be deemed to have accepted and to be bound by the finding of Non-Qualification or the findings and recommendations contained in the Notice of Non-Compliance.

C. Parties' Participation. The Agency and all persons or entities who have a contractual relationship affected by the dispute shall be made an Arbitration Party. Any such person or entity not made an Arbitration Party in the Demand for Arbitration may intervene as an Arbitration Party and in turn may name any other such person or entity as an Arbitration Party, provided however, that the Agency-Assisted Contractor or Contractor made an initial timely Demand for Arbitration pursuant to Section XII.B. above.

D. Agency Request to AAA. Within seven (7) business days after service of a Demand for Arbitration, the Agency shall transmit to AAA a copy of the Demand for Arbitration, the Notice of Non-Qualification or Notice of Non-Compliance, and any written response thereto from the affected party. Such material shall be made part of the arbitration record.

E. Selection of Arbitrator. One arbitrator shall arbitrate the dispute. The arbitrator shall be selected from the panel of arbitrators from AAA by the parties to the arbitration in accordance with the AAA rules. The parties shall act diligently in this regard. If the Arbitration Parties fail to agree on an arbitrator within seven (7) days from the receipt of the panel, AAA shall appoint the arbitrator. A condition to the selection of any arbitrator shall be that person's agreement to render a decision within ninety (90) days from the arbitrator's fulfillment of the disclosure requirements set forth in California Code of Civil Procedure Section 1281.9.

F. Setting of Arbitration Hearing. A hearing shall be held within ninety (90) days of the date of the filing of the Request, unless otherwise agreed by the parties. The arbitrator shall set the date, time and place for the arbitration hearing(s) within the prescribed time periods by giving notice by hand delivery or first class mail to each Arbitration Party.

G. Discovery. In arbitration proceedings hereunder, discovery shall be permitted in accordance with Code of Civil Procedure §1283.05.

H. Burden of Proof. The burden of proof with respect to SBE status and/or Good Faith Efforts shall be on the Agency-Assisted Contractor and/or Contractor. The burden of proof as to all other alleged breaches by the Agency-Assisted Contractor and/or Contractor shall be on the Agency.

I. California Law Applies. Except where expressly stated to the contrary in this SBE Agreement, California law, including the California Arbitration Act, Code of Civil Procedure §§ 1280 through 1294.2, shall govern all arbitration proceedings.

J. Arbitration Remedies and Sanctions. The arbitrator may impose only the remedies and sanctions set forth below:

1. Order specific, reasonable actions and procedures, in the form of a temporary restraining order, preliminary injunction or permanent injunction, to mitigate the effects of the non-compliance and/or to bring any non-compliant Arbitration Party into compliance.

2. Require any Arbitration Party to refrain from entering into new contracts related to work covered by the Agency-Assisted Contract or this SBE Agreement, or from granting extensions or other modifications to existing contracts related to services covered by the Agency-Assisted Contract or this SBE Agreement, other than those minor modifications or extensions necessary to enable compliance with this SBE Agreement.

3. Direct any Arbitration Party to cancel, terminate, suspend or cause to be cancelled, terminated or suspended, any contract or portion(s) thereof for failure of any party to the arbitration to comply with any of the SBE Program requirements in the Agency-Assisted Contract or this SBE Agreement. Contracts may be continued upon the condition that a program for future compliance is approved by the Agency.

4. If any Arbitration Party is found to be in willful breach of its obligations hereunder, the arbitrator may impose a monetary sanction not to exceed Fifty Thousand Dollars (\$50,000.00) or ten percent (10%) of the base amount of the breaching party's contract, whichever is less, for each such willful breach; provided that, in determining the amount of any monetary sanction to be assessed, the arbitrator shall consider the financial capacity of the breaching party. No monetary sanction shall be imposed pursuant to this paragraph for the first willful breach of this SBE Agreement unless the breaching party has failed to cure after being provided notice and a reasonable opportunity to cure. Monetary sanctions may be imposed for subsequent willful breaches by any Arbitration Party whether or not the breach is subsequently cured. For purposes of this paragraph, "willful breach" means a knowing and intentional breach.

5. Direct any Arbitration Party to produce and provide to the Agency any records, data or reports which are necessary to determine if a violation has occurred and/or to monitor the performance of any Arbitration Party.

K. Arbitrator's Decision. The arbitrator shall make his or her award within twenty (20) days after the date that the hearing is completed; provided that where a temporary restraining order is sought, the arbitrator shall make his or her award not later than twenty-four (24) hours after the hearing on the motion. The arbitrator shall send the decision by certified or registered mail to each Arbitration Party.

L. Default Award; No Requirement to Seek an Order Compelling Arbitration. The arbitrator may enter a default award against any person or entity who fails to appear at the hearing, provided that: (1) said person or entity received actual notice of the hearing; and (2) the complaining party has a proof of service for the absent person or entity. In order to obtain a default award, the complaining party need not first seek or obtain an order to arbitrate the controversy pursuant to Code of Civil Procedure §1281.2.

M. Arbitrator Lacks Power to Modify. Except as otherwise provided, the arbitrator shall have no power to add to, subtract from, disregard, modify or otherwise alter the terms of the Agency-Assisted Contract, this SBE Agreement or any other agreement between the Agency, the Agency-Assisted Contractor or Contractor or to negotiate new agreements or provisions between the parties.

N. Jurisdiction/Entry of Judgment. The inquiry of the arbitrator shall be restricted to the particular controversy which gave rise to the Demand for Arbitration. A decision of the arbitrator issued hereunder shall be final and binding upon all Arbitration Parties. The non-prevailing Arbitration Party(ies) shall pay the arbitrator's fees and related costs of arbitration (or reimburse the Arbitration Parties that advanced such arbitration fees and costs). Each Arbitration Party shall pay its own attorneys' fees, provided, however, that attorneys' fees may be awarded to the prevailing party if the arbitrator finds that the arbitration action was instituted, litigated, or defended in bad faith. Judgment upon the arbitrator's decision may be entered in any court of competent jurisdiction.

O. Exculpatory Clause. Agency-Assisted Contractor or Contractor (regardless of tier) expressly waive any and all claims against the Agency for damages, direct or indirect, including, without limitation, claims relative to the commencement, continuance and completion of construction and/or providing professional and consulting services ("the Work"). Agency-Assisted Contractor or Contractor (regardless of tier) acknowledge and agree that the procedures set forth herein for dealing with alleged breaches or failure to comply with the obligations and requirements of this SBE Agreement are reasonable and have been anticipated by the parties in securing financing, in inviting, submitting and receiving bids and proposals for the planning, design and construction of the improvements and in determining the times for commencement and completion of the planning, design and construction and/or for providing consulting, professional or personal services.

P. Severability. The provisions of this SBE Agreement are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this SBE Agreement or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of this SBE Agreement or the validity of their application to other persons or circumstances.

Q. Arbitration Notice: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS SUCH RIGHTS ARE SPECIFICALLY INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY.

WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION TO NEUTRAL ARBITRATION.

Agency

Agency-Assisted Contractor

XIII. AGREEMENT EXECUTION

Note: If you are seeking Agency certification as a SBE, you should fill out the “Application for SBE Certification”. If you are already an Agency certified SBE, you should execute the “SBE Eligibility Statement”.

I, hereby certify that I have authority to execute this SBE Agreement on behalf of the business, organization or entity listed below and that it will use good faith efforts to comply with the Agency’s 50% SBE Participation Goals. I declare under penalty of perjury under the laws of the State of California that the above statement is true and correct.

Signature

Date

Print Your Name

Title

Company Name and Phone Number

ATTACHMENT #2

DECLARATION FORM

NONDISCRIMINATION IN CONTRACTS AND BENEFITS

1. Nondiscrimination—Protected Classes

a. Is it your company/organization's policy that you will not discriminate against your employees, applicants for employment, employees of the San Francisco Redevelopment Agency (Agency) or City and County of San Francisco (City), or members of the public for the following reasons:

- | | | |
|---------------------------|------------------------------|-----------------------------|
| • race | ☐ Yes | ☐ No |
| • color | ☐ Yes | ☐ No |
| • creed | ☐ Yes | ☐ No |
| • religion | ☐ Yes | ☐ No |
| • ancestry | ☐ Yes | ☐ No |
| • national origin | ☐ Yes | ☐ No |
| • age | ☐ Yes | ☐ No |
| • sex | ☐ Yes | ☐ No |
| • sexual orientation | ☐ Yes | ☐ No |
| • gender identity | ☐ Yes | ☐ No |
| • marital status | ☐ Yes | ☐ No |
| • domestic partner status | ☐ Yes | ☐ No |
| • disability | ☐ Yes | ☐ No |
| • AIDS or HIV status | ☐ Yes | ☐ No |

b. Do you agree to insert a similar nondiscrimination provision in any subcontract you enter into for the performance of a substantial portion of the contract that you have with the Agency or the City?

☐ Yes ☐ No

If you answered "no" to any part of Question 1a or 1b, the Agency or the City cannot do business with you.

2. Nondiscrimination—Equal Benefits (Question 2 does not apply to subcontracts or subcontractors)

a. Do you provide, or offer access to, any benefits to employees with spouses or to spouses of employees?

☐ Yes ☐ No

b. Do you provide, or offer access to, any benefits to employees with domestic partners (Partners) or to domestic partners of employees?

☐ Yes ☐ No

If you answered "no" to both Questions 2a and 2b, skip 2c and 2d, and sign, date and return this form. If you answered "yes" to Question 2a or 2b, continue to 2c.

c. If “yes,” please indicate which ones. This list is not intended to be exhaustive. Please list any other benefits you provide (even if the employer does not pay for them).

Benefit	Yes, for Spouses	Yes, for Partners	No
• Medical (health, dental, vision)	☐	☐	☐
• Pension	☐	☐	☐
• Bereavement	☐	☐	☐
• Family leave	☐	☐	☐
• Parental leave	☐	☐	☐
• Employee assistance programs	☐	☐	☐
• Relocation and travel	☐	☐	☐
• Company discounts, facilities, events	☐	☐	☐
• Credit union	☐	☐	☐
• Child care	☐	☐	☐
• Other _____	☐	☐	☐

d. If you answered “yes” to Question 2a or 2b, and in 2c indicated that you do not provide equal benefits, you may still comply with the Policy if you have taken all reasonable measures to end discrimination in benefits, have been unable to do so, and now provide employees with a cash equivalent.

(1) Have you taken all reasonable measures? ☐ Yes ☐ No

(2) Do you provide a cash equivalent? ☐ Yes ☐ No

3. Documentation for Nondiscrimination in Benefits (Questions 2c and 2d only)

If you answered “yes” to any part of Question 2c or Question 2d, you must attach to this form those provisions of insurance policies, personnel policies, or other documents you have which verify your compliance with Question 2c or Question 2d. Please include the policy sections that list the benefits for which you indicated “yes” in Question 2c. If documentation does not exist, attach an explanation, e.g., some of your personnel policies are unwritten. If you answered “yes” to Question 2d(1) complete and attach form SFRA/CC-103, “Nondiscrimination in Benefits—Reasonable Measures Affidavit,” which is available from the Agency. You need not document your “yes” answer to Question 1a or Question 1b.

I declare (or certify) under penalty of perjury that the foregoing is true and correct, and that I am authorized to bind this entity contractually.

Executed this ____ day of _____, 200____, at _____, _____.
(City) (State)

Name of Company/Organization: _____

Doing Business As (DBA): _____

Also Known As (AKA): _____

General Address: _____

(For General Correspondence) _____

Remittance Address: _____

(If different from above address) _____

Name of Signatory: _____ Title: _____
(Please Print)

Signature: _____

Phone Number: _____

Federal Tax Identification Number: _____

Approximate number of employees in the U.S.: _____ Vendor Number: _____
(if known)

- ☐ Check here if your address has changed.
- ☐ Check here if your organization is a non-profit.
- ☐ Check here if your organization is a governmental entity.



SAN FRANCISCO REDEVELOPMENT AGENCY

INSTRUCTIONS FOR DECLARATION FORM

Nondiscrimination in Contracts and Benefits

A. What is the Nondiscrimination in Contracts Policy?

The San Francisco Redevelopment Agency's Nondiscrimination in Contracts Policy (Policy) requires companies or organizations providing products or services to, or leasing a real property from, the Agency to agree not to discriminate against groups who are protected from discrimination under the Policy, and to include a similar provision in subcontracts and other agreements. Those provisions are the subjects of this form. The Policy is posted on the Web at: www.ci.sf.ca.us/sfra.

If you do not comply with the Policy, the Agency cannot do business with you, except under certain very limited circumstances.

B. What Agency contracts are covered by the Policy?

- Contracts or purchase orders where the Agency purchases products, services or construction with contractors/vendors whose total amount of business with the Agency exceeds a cumulative amount of \$5,000 in a 12-month period.
- Leases of property owned by the Agency for a term of 30 days or more. In these cases, the Agency is the landlord. The Policy also applies to leases for a term of 30 days or more where the Agency is the tenant.

C. What are the groups protected from discrimination under the Policy?

You may not discriminate against:

- your employees
- an applicant for employment
- any employee of the Agency or the City and County of San Francisco
- a member of the public having contact with you.

D. What are prohibited types of discrimination?

You may not discriminate against the specified groups for the following reasons (see Question 1a on the declaration form).

- | | |
|----------------------|---------------------------|
| • race | • color |
| • creed | • religion |
| • ancestry | • national origin |
| • age | • sex |
| • sexual orientation | • gender identity |
| • marital status | • domestic partner status |
| • disability | • AIDS/HIV status |

In the provision of benefits, you also may not discriminate between employees with spouses and employees with domestic partners, or between the spouses and domestic partners of employees, subject to the conditions listed in F.2 below.

E. How are subcontracts affected?

For any subcontract, sublease, or other subordinate agreement you enter into which is related to a contract you have with the Agency, you must include a nondiscrimination provision (See Question 1b on the Declaration Form). The subcontracting provision need not include nondiscrimination in benefits as part of the nondiscrimination requirements. If you're unsure whether a contract qualifies as a subcontract, contact the Agency division administering your contract with the Agency. "Subcontract" also includes any subcontract of your subcontractor for performance of 10% or more of the subcontract.

INSTRUCTIONS FOR DECLARATION FORM
Nondiscrimination in Contracts and Benefits

F. Nondiscrimination in benefits for spouses and domestic partners

1. Who are domestic partners?

If your employee and another person are currently registered as domestic partners with a state, county or city that authorizes such registration, then those two people are domestic partners. It doesn't matter where the domestic partners now live or whether they are a same-sex couple or an opposite sex couple. A company/organization may also institute its own domestic partnership registry (contact the Agency for more information).

2. What is nondiscrimination in benefits?

You must provide the same benefits to employees with spouses and employees with domestic partners, and to spouses and domestic partners of employees, subject to the following qualifications (See Question 2c on the Declaration Form).

- If your cost of providing a benefit for an employee with a domestic partner exceeds that of providing it for an employee with a spouse, or vice versa, you may require the employee to pay the excess cost.
- If you are unable to provide the same benefits, despite taking all reasonable measures to do so, you must provide the employee with a cash equivalent. This qualification is intended to address situations where your benefits provider will not provide equal benefits and you are unable to find an alternative source or state or federal law prohibit the provision of equal benefits. (See Question 2d on the Declaration form).
- The Policy does not require any benefits be offered to spouses or domestic partners. It does require, however, that whatever benefits are offered to spouses be offered equally to domestic partners, and vice versa.

3. Examples of benefits

The law is intended to apply to all benefits offered to employees with spouses and employees with domestic partners. A sample list appears in Question 2c on the Declaration Form.

G. Form required

Complete the Declaration Form to tell the Agency whether you comply with the Policy. All parties to a Joint Venture must submit separate Declarations.

Please submit an original of the Declaration Form and keep a copy for your records. If an Agency division should ask you to complete the form again, you may submit a copy of the form you originally submitted (if the information has not changed), unless you are advised otherwise.

H. Attachments

If you provide equal benefits, as indicated by your answers to Question 2c on the Declaration form, **YOU MUST ATTACH DOCUMENTATION TO THIS FORM**, unless such documentation does not exist. See item 3, "Documentation for Nondiscrimination in Benefits." If documentation does not exist, attach an explanation (e.g., some of your policies are unwritten).

I. If your answers change

If, after you submit the Declaration, your company/organization's nondiscrimination policy or benefits change such that the information you provided to the Agency is no longer accurate, you must advise the Agency promptly by submitting a new Declaration.

ATTACHMENT #3

MINIMUM COMPENSATION POLICY (MCP) DECLARATION

What the Policy does. The Redevelopment Agency of the City and County of San Francisco adopted the Minimum Compensation Policy (MCP), which became effective on September 25, 2001. The MCP requires contractors and subcontractors to provide the following to their employees covered by the MCP on Agency contracts and subcontracts for services: (1) for Commercial Business MCP the wage rate is \$10.77. For Nonprofit MCP the wage rate is \$9.00. (2) 12 days' paid vacation per year (or cash equivalent); (3) 10 days off without pay per year.

The Agency may require contractors to submit reports on the number of employees affected by the MCP.

Effect on Agency contracting. For contracts and amendments signed on or after September 25, 2001, the MCP will have the following effect:

- in each contract, the contractor will agree to abide by the MCP and to provide its employees the minimum benefits the MCP requires, and to require its subcontractors subject to the MCP to do the same.
- if a contractor does not provide the MCP minimum benefits, the Agency can award a contract to that contractor only if the contract is exempt under the MCP, or if the contract has received a waiver from the Agency.

What this form does. If you can assure the Agency now that, beginning with the first Agency contract or amendment you receive after September 25, 2001 and until further notice, you will provide the minimum benefit levels specified in the MCP to your covered employees, and will ensure that your subcontractors also subject to the MCP do the same, this will help the Agency's contracting process. The Agency realizes that it may not be possible to make this assurance now.

If you cannot make this assurance now, please do not return this form.

For more information, (1) see the complete text of the MCP, available from the Agency's Contract Compliance Department; (2) contact James Fields at (415) 749-2426, Agency's Contract Compliance Department.

Routing. Return this form to: Contract Compliance Department, San Francisco Redevelopment Agency, 1 South Van Ness, Fifth Floor, San Francisco, CA 94103.

Declaration

Effective with the first Agency contract or amendment this company receives on or after September 25, 2001, this company will provide the minimum benefit levels specified in the MCP to our covered employees, and will ensure that our subcontractors also subject to the MCP do the same, until further notice. This company will give such notice as soon as possible.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Signature

Date

Print Name

Company Name

Phone

ATTACHMENT #4

HEALTH CARE ACCOUNTABILITY POLICY (HCAP) DECLARATION

What the Ordinance does. The San Francisco Redevelopment Agency adopted the San Francisco Health Care Accountability Policy (the "HCAP"), which became effective on September 25, 2001. The HCAP requires contractors and subcontractors that provide services to the Agency, contractors and subcontractors that enter into leases with the Agency, and parties providing services to tenants and sub-tenants on Agency property to choose between offering health plan benefits to their employees or making payments to the Agency or directly to their employees.

Specifically, contractors can either: (1) offer the employee minimum standard health plan benefits approved by the Agency Commission (2) pay the Agency \$2.00 per hour for each hour the employee works on the covered contract or subcontract or on property covered by a lease (but not to exceed \$60 in any week) and the Agency will appropriate the money for staffing and other resources to provide medical care for the uninsured, or (3) participate in a health benefits program developed by the Agency.

The Agency may require contractors to submit reports on the number of employees affected by the HCAP.

Effect on Agency contracting. For contracts and amendments signed on or after September 25, 2001, the HCAP will have the following effect:

- in each contract, the contractor will agree to abide by the HCAP and to provide its employees the minimum benefits the HCAP requires, and to require its subcontractors to do the same.
- if a contractor does not provide the HCAP's minimum benefits, the Agency can award a contract to that contractor **only if** the contract is exempt under the HCAP, or if the contract has received waiver; from the Agency.

What this form does. If you can assure the Agency now that, beginning with the first Agency's contract or amendment you receive after September 25, 2001 and until further notice, you will provide the minimum benefit levels specified in the HCAP to your covered employees, and will ensure that your subcontractors also subject to the HCAP do the same, this will help the Agency contracting process. The Agency realizes that it may not be possible to make this assurance now.

If you cannot make this assurance now, please do not return this form.

For more information, (1) see the complete text of the HCAP, available from the Agency's Contract Compliance Department; (2) contact James Fields at: (415) 749-2426.

Routing. Return this form to: Contact Compliance Department, San Francisco Redevelopment Agency, 1 South Van Ness Avenue, Fifth Floor, San Francisco, CA 94103.

Declaration

Effective with the first Agency contract or amendment this company receives on or after September 25, 2001, this company will provide the minimum benefit levels specified in the HCAP to our covered employees, and will ensure that our subcontractors also subject to the HCAP do the same, until further notice. This company will give such notice as soon as possible.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Signature

Date

Print Name

Company Name

Phone

ATTACHMENT #5

DISCLOSURE QUESTIONS

Instructions: Please respond completely to each question listed below using the space provided. Use a separate sheet of paper, if necessary. Please state “No” or “None” when appropriate. Do not leave a question blank or state “N/A”. If the applicant¹ is an individual, then the information relative to that individual should be disclosed. If the applicant is a group or joint venture, then information relative to each member of the group or entities that comprise the joint venture should be disclosed. If the applicant is a corporation, then the information relative to the corporation should be disclosed.

1. Has applicant ever defaulted on a loan or other financial obligation? This includes all affiliate corporations and partnerships in which applicant is a general partner. If so, please describe the circumstances including dates and current status.

Answer: _____

2. Are there any prior or pending legal proceedings, actions, convictions or judgments that have been filed against applicant or its wholly owned subsidiaries, or any prior or pending arbitrations or mediations. If so, provide dates the complaints were filed and the present status of the litigation or the status of the arbitrations or mediations.

Answer: _____

3. Are there any prior or pending administrative complaint/hearing against or any debarment or suspension of or other administrative determination by any federal, state or local government entity relating to applicant, against any of applicant’s affiliated corporations or partnerships in which applicant is a general partner, or other business entity. If so, please describe the circumstances including dates, agency or body conducting the investigation or inquiry and the current status.

Answer: _____

4. Has applicant or its wholly owned subsidiaries ever filed for bankruptcy. Please include dates and jurisdiction of filing, the reason, and current status.

Answer: _____

5. Describe any business, property, gifts, loans, investments or other financial relationships applicant, its individual principals, corporation, LLC, LLP or any of applicant’s affiliated corporations or partnerships in which applicant is a general partner, or other business entity, with any member of the Agency

¹ For the purposes of this RFQ, the term “applicant” shall mean and refer to the respondent to this RFQ regardless of legal form. Thus applicant applies to individuals, sole proprietorships, joint ventures, unincorporated associations, partnerships, LLCs, LLPs, corporations (whether for profit, nonprofit, California or out of state) and any other entity legally entitled to do business in the State of California.

Commission or his/her immediate family which are financial interest as defined by Section 87103 of the Fair Political Practices Act.²

Answer: _____

Applicant(s) hereby certify under penalty of perjury under the laws of the State of California that all information provided in the Disclosure Questionnaire is true and correct.

Date: _____

Signed: _____

² In summary Government Code Section 87100 requires any public officials participating in making decisions to refrain from using their official position to influence a governmental decision in which they know or has reason to know they have a financial interest. Section 87103 defines a financial interest as one that has a material, financial effect on the official or a member of their immediate family as follows: business interest – over \$2,000; real property interest – over \$2,000; other source of income within 12 months before the decision – over \$500; gift or intermediary for donor of gift within 12 months - \$250; business entity in which the official is a director, officer, partner, trustee, employee or holds a position of management. See Government Code Section 87103 for the complete definition.

ATTACHMENT #6

STATEMENT OF COMPLIANCE WITH AGENCY POLICIES
& CERTIFICATION OF APPLICANT

Applicant(s) _____ agree(s) to comply with all of the
Agency's policies, including but not limited to insurance and indemnification
requirements found in this RFQ.

Date: _____ Signed: _____

Applicant(s) hereby certify under penalty of perjury under the laws of the State of
California that all information provided in the application is true and correct.

Date: _____ Signed: _____

SAN FRANCISCO REDEVELOPMENT AGENCY

PERSONAL SERVICES CONTRACT

This PERSONAL SERVICES CONTRACT (“Contract”) is entered into as of [effective date] by and between the REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, a public body, corporate and politic (the “Agency”), and **[name of contractor], [legal status (e.g., “a California corporation”, or “a sole proprietor”)]** (“Contractor”).

RECITALS

A. **[In paragraph style tell a brief story of the background, necessity and purpose of the Contract. This is the appropriate place to recite, (hence, the title ‘recitals’) any special circumstances of consideration related to the Contract.]**

B. **[For example, you may want to say that the Contractor is particularly well suited to undertake the work and state the reasons.]**

C. **[Or, you may want to describe an emergency situation which gives rise to the need to enter into the Contract.]**

D. **[Or, you may want to cite the program which the Contract is helping us implement; e.g., ‘the Agency is implementing its blah-blah for the Union Square Redevelopment Project Area’.]**

E. **[Provide a readable narrative which explains the Contract quickly to someone who picks it up and/or covers any external factors, which are important to it.]**

NOW, THEREFORE, the Agency and the Contractor agree as follows:

1. SCOPE OF SERVICES

Contractor shall provide the services described on Attachment A, “Scope of Services”.

[If the scope is short (3 or 4 lines) the appropriate language can be inserted here, otherwise use an attachment – the work required, including deliverable items, should be described clearly enough that someone else could administer the Contract without excessive guess work. Your expectations of the Contractor should be stated with as much particularity as needed—arguments later about whether or not we got what we wanted will focus on what we asked for here.]

2. TIME OF COMPLETION

[Use one or an appropriate combination of the following]

The term of this Contract shall begin on [starting date] and end on [Contract ending date].

Contractor's Schedule of Performance is set forth on Attachment " ".

Contractor will begin work within ____ days after receipt of an Agency Notice to Proceed.

Time for completion for this Contract will be ____ days after receipt of an Agency Notice to Proceed to the Contractor.

[The start of work should be by a Notice to Proceed, but the Contract itself can serve as such notice by saying "The work under this Contract shall commence as of the effective date of the Contract". If there are interim dates for deliverables, or a time line for tasks, that should be called out here. If that is lengthy and likely to be amended often, use an attachment.]

3. COMPENSATION AND METHOD OF PAYMENT

A. Compensation. For example: "The maximum amount payable under this Contract is twenty-five thousand dollars (\$25,000.00). Payment shall be made according to the schedule and terms described on Attachment __, "Payment Schedule". All expenses of Contractor are included in the amounts payable pursuant to Attachment B "Budget", and no expenses shall be reimbursed separately. Contractor will submit monthly billing invoices to the Agency. The invoices shall include the billing amount, total hours invoiced, hourly billing rate, description of services rendered, supporting documentation and Contractor's signature. Agency staff will review and approve these invoices for payment."

B. Taxes. No payroll or employment taxes of any kind will be withheld or paid by Agency on behalf of Contractor. Agency will not treat Contractor as an employee with respect to the Contract services for any purpose, including federal and state tax purposes. Contractor understands and agrees that it is Contractor's responsibility to pay all taxes required by law, including self-employment social security tax. Agency will issue an IRS 1099 Form, or other appropriate tax-reporting document, to Contractor for the Contract services.

C. Benefits. Contractor will not be eligible for, and will not participate in, any health, pension, or other benefit of Agency which exists solely for the benefit of Agency employees during the Contract Term.

4. NO PERSONAL LIABILITY

No member, official or employee of the Agency shall be liable personally to Contractor or any successor in interest in the event of any default or breach by the Agency or for any

amount which may become due to Contractor or any successor or on any obligation under the terms of this Contract.

5. ASSIGNMENT OF CONTRACT

Contractor shall not assign this Contract, or any part thereof, without the prior express written consent of the Agency.

[Important: Before completing this Contract, you must determine whether CDBG funds will be used to fund it. If you do not know, contact the Fiscal Division. Where CDBG funding is being used, you must use the following Section 6, attach the referenced attachments, AND route this Contract for review to George Bridges in the Contract Compliance Division.]

6. TERMS AND CONDITIONS-CDBG FUNDED CONTRACTS

This Contract is funded in whole or in part with CDBG funds and all CDBG requirements apply, including, but not limited to, Attachment ___, Section 3 Clause. The Contractor must comply with the policies, guidelines and requirements of OMB Circulars No. A-122, A-133 and the portions of A-100 or the related CDBG provisions required by 24 CFR 570.502(b) (copy of current version at Attachment ____). Copies of the current applicable circulars are attached to this Contract, but Contractor is responsible for assuring compliance with the circulars as they may be amended from time to time. If the Contractor is subject to the single audit requirement by virtue of the dollar amount of the Contract, or Contractor's total amount of CDBG funded contracts during the term of this Contract, Contractor must provide Agency with such an audit when it is submitted to MOCD, or other applicable recipient entity.

[If no CDBG are to be used, insert "6. Intentionally Omitted" in place of the title of this section.]

7. NON-FEDERAL LABOR STANDARDS

Contractor agrees that any employees performing work or services for Contractor shall be paid not less than the prevailing wage rate and shall be subject to the same hours and working conditions and shall receive the same benefits provided for similar work or services performed in San Francisco. Contractor further agrees that the inclusion of the above provisions in this Contract shall not be construed to relieve Contractor or any subcontractor from the pertinent requirements of any applicable Federal labor standards provisions; and Contractor also agrees that the limitations, if any, in these non-Federal labor standards provisions upon hours per day, per week, or per month which the employees engaged on the work covered by this Contract may be required to work thereon shall not be exceeded. Where minimum rates of pay required under State or local law are higher than the minimum rates of pay required by or set forth in applicable Federal labor standards, said State or local minimum rates shall be the applicable minimum rates of pay for such classifications.

8a. INDEMNIFICATION

Contractor shall defend, hold harmless and indemnify the Agency, the City and County of San Francisco and their respective commissioners, members, officers, agents and employees of and from all claims, loss, damage, injury, actions, causes of action and liability of every kind, nature and description directly or indirectly arising out of or connected with the performance of this Contract and any of Contractor's operation or activities related thereto, excluding the willful misconduct or the gross negligence of the person or entity seeking to be defended, indemnified or held harmless. This section does not apply to contracts for construction design services provided by a design professional, as defined in California Civil Code Section 2782.8.

8b. INDEMNIFICATION BY DESIGN PROFESSIONALS

This section applies to any design professional as defined in California Civil Code Section 2782.8 who is or will provide construction design services ("Design Professional") as part of, collateral to, or affecting this Agreement with the Contractor. Each Design Professional who will provide construction design services shall defend, hold harmless and indemnify the Agency, the City and County of San Francisco and their respective commissioners, members, officers, agents and employees of and from all claims, loss, damage, injury, actions, causes of action and liability of every kind, nature and description directly or indirectly that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Design Professional. It is expressly agreed and understood that the duty of indemnification pursuant to this section, including the duty to defend, is to be interpreted broadly, to the greatest extent permitted by law, including but not limited to California Civil Code Section 2782.8.

9. INDEPENDENT CONTRACTOR

Contractor hereby declares that it is engaged in an independent business and agrees to perform its services as an independent contractor and not as the agent or employee of the Agency. Contractor has and hereby retains the right to exercise full control and supervision of the services and work to be provided under this Contract and full control over the employment, direction, compensation and discharge of all persons assisting it in the performance of the services and work hereunder. Contractor agrees to be solely responsible for all matters relating to payment of employees, including, but not limited to, compliance with all federal, state and local payroll tax and withholding requirements, workers' compensation requirements and all regulations governing such matters. Contractor agrees to be solely responsible for its own acts and those of its subordinates and employees during the term of the Contract.

10. INSURANCE

A. Contractor must procure and maintain for the duration of the Contract, including any extensions, insurance against claims for injuries to person or damages to property which may arise from or in connection with the performance of the work under this Contract by the Contractor, its agents, representatives, employees or subcontractors.

[Note: The following insurance requirements may be modified depending upon the nature of the Contract, the Scope of Services and an assessment of the potential risk to the Agency. Contact the Administrative Services Manager if you have any questions. If a prospective Contractor is having difficulty with the insurance provisions, he or she may also be referred to the Administrative Services Manager for assistance.]

B. Minimum Scope of Insurance. Coverage must be at least as broad as:

- (1) Insurance Services Office Commercial General Liability coverage (occurrence form CG 00 01).
- (2) Insurance Services Office Automobile Liability coverage, code 1 (form number CA 00 01- any auto).
- (3) Workers' Compensation insurance as required by the State of California and Employers Liability Insurance.
- (4) Professional Liability Insurance appropriate to the Contractor's profession covering all negligent acts, errors and omissions.

C. Minimum Limits of Insurance. Contractor must maintain limits no less than:

- (1) General Liability: \$1,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit must apply separately to this project/location or the general aggregate limit must be twice the required occurrence limit.
- (2) Automobile Liability: \$1,000,000 per accident for bodily injury and property damage.
- (3) Workers' Compensation and Employers Liability: Workers' Compensation limits as required by the State of California and Employer's Liability limits of \$1,000,000 for bodily injury by accident and \$1,000,000 per person and in the annual aggregate for bodily injury by disease. (Required only if Contractor has employees).
- (4) Professional Liability Insurance: \$1,000,000 per claim and in the annual aggregate. If the Contractor's Professional Liability Insurance is "claims made" coverage, these minimum limits shall be maintained by the Contractor for no less than three (3) years beyond completion of the Scope of Services.

D. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the Agency. At the option of the Agency, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects to the

Agency, the City and County of San Francisco and their respective commissioners, members, officers, agents and employees; or Contractor shall provide a financial guarantee satisfactory to the Agency guaranteeing payment of losses and related investigations, claim administration and defense expenses.

E. Other Insurance Provisions. The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

(1) The Agency, the City and County of San Francisco and their respective commissioners, members, officers, agents and employees are to be covered as insureds as respects: liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor; and liability arising out of work or operations performed by or on behalf of the Contractor.

(2) For any claims related to this Contract, the Contractor's insurance coverage must be primary insurance as respects to the Agency, the City and County of San Francisco and their respective commissioners, members, officers, agents, and employees. Any insurance or self-insurance maintained by the Agency, the City and County of San Francisco and their respective commissioners, members, officers, agents or employees shall be in excess of Contractor's insurance and shall not contribute with it.

(3) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Agency, the City and County of San Francisco and their respective commissioners, members, officers, agents or employees.

(4) Each insurance policy required by this clause must be endorsed to state that coverage will not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the Agency.

F. Workers' Compensation and Employers Liability Coverage. Insurer shall agree to waive all rights of subrogation against the Agency, the City and County of San Francisco and their respective commissioners, members, officers, agents or employees for losses arising from work performed by Contractor or for the Agency.

G. Acceptability of Insurers. Insurance is to be placed with insurers with a current A. M. Best's rating of no less than A:VII, unless otherwise approved by the Agency.

H. Verification of Coverage. Contractor must furnish the Agency with certificates of insurance and with original endorsements evidencing coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized

by that insurer to bind coverage on its behalf. The certificates and endorsements may be on forms provided by the Agency. All certificates and endorsements are to be received and approved by the Agency before work commences. The Agency reserves the right to require complete, certified copies of all required insurance policies, including endorsements demonstrating the coverage required by these specifications at any time.

I. Subcontractors. Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all the requirements stated herein.

11. RECORDS, REPORTS AND AUDITS

A. Records

- (1) Records shall be established and maintained in accordance with Agency requirements, and U.S. Department of Housing and Urban Development ("HUD") requirements if the Contract is funded with HUD Community Development Block Grant ("CDBG") funds, with respect to all matters covered by this Contract. Except as otherwise authorized by the Agency, such records shall be maintained for a period of four years from the date of the termination of the Contract; except that records that are the subject of audit findings shall be retained for four years or until such audit findings have been resolved, whichever is later.
- (2) All costs shall be supported by properly executed payrolls, time records, invoices, contracts, vouchers or other official documentation evidencing in proper detail the nature and propriety of the charges. All checks, payrolls, invoices, contracts, vouchers, orders or other accounting documents pertaining in whole or in part to this Contract shall be clearly identified and readily accessible.

B. Reports and Information

At such times and in such forms as the Agency, the City and County of San Francisco or HUD, if the Contract is funded with CDBG funds, may require, there shall be furnished to the Agency or its designated representative such statements, records, reports, data and information as the Agency, the City and County of San Francisco or HUD may request pertaining to matters covered by this Contract.

C. Audits and Inspections

At any time during normal business hours and as often as the Agency, the City and County of San Francisco or HUD, and/or the Comptroller General of the United States, if the Contract is funded with CDBG funds, may deem necessary, there shall be made available to the Agency or its representatives for examination all records with respect to all matters covered by this Contract and Contractor will permit the Agency, the City and County of San Francisco,

HUD and/or the Comptroller General of the United States to audit, examine and make excerpts or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls, records of personnel, conditions of employment and other data relating to all matters covered by this Contract.

12. CONFLICTS

Except for approved eligible administrative or personnel costs, no employee, agent, contractor, officer or official of the Agency who exercises any functions or responsibilities with respect to this Contract or who is in a position to participate in a decision making process or gain inside information with regard to it, shall obtain a personal or financial interest in or benefit from any contract, subcontract or agreement with respect thereto, or the proceeds thereunder, either for himself or herself or for those with whom they have family or business ties, during his or her tenure or for two years thereafter. The term "Contractor" also includes the employees, officers (including board members), agents and subcontractors of a Contractor under this Contract. In order to carry out the purposes of this Section, Contractor shall incorporate, or cause to be incorporated, in all contracts and subcontracts relating to activities pursuant to this Contract, a provision similar to that of this Section.

13. CONTRACTOR'S DUTY OF LOYALTY

Contractor for itself and subcontractors, if any, agrees to abide by the Agency's duty of loyalty, which appears at Section IX.H. (Prohibited Activities of Present and Former Employees, Commissioners and Consultants) of the Agency's Personnel Policy and which states in part the following: "Unless approved in advance in writing by the Agency, no present or former employee, Commissioner or consultant of the Agency shall knowingly act for anyone other than the Agency in connection with any particular matter in which the Agency is a party, or has a direct and substantial interest, and in which he or she participated personally and substantially as an Agency employee, Commissioner or consultant whether through decisions, recommendations, advice, investigation or otherwise. Violation of this section by a present employee, consultant or Commissioner may, in the case of an employee or consultant, be grounds for discharge or termination of the consultant contract, and in the case of a Commissioner, be considered misconduct in office pursuant of California Health and Safety Code Section 33115."

14. CONFIDENTIALITY/PROPERTY OF AGENCY

All of the reports, information, data or other materials prepared or assembled by Contractor under this Contract, including Contractor's opinions and conclusions based upon such items, are confidential. Contractor agrees that such reports, information, opinions or conclusions shall not be made available to or discussed with any individual or organization, including the news media, without the prior written approval of the Agency. Unless otherwise stated in the Scope of Services, all such reports, information, data or other materials and work product shall become the property of the Agency.

15. COMPLIANCE WITH CALIFORNIA GOVERNMENT CODE

It is understood and agreed that Contractor shall comply with California Government Code Section 7550. California Government Code Section 7550 provides in part that when the total cost for work performed for a local agency by nonemployees of such agency exceeds \$5,000.00, any document or written report prepared in whole or in part by nonemployees for such agency shall contain, in a separate section, the numbers and dollar amount of all contracts and subcontracts relating to the preparation of such document or written report.

16. NONDISCRIMINATION AND EQUAL BENEFITS

A. There shall be no discrimination against or segregation of any person, or group of persons, on account of race, color, religion, creed, national origin or ancestry, sex, gender identity, age, marital or domestic partner status, sexual orientation or disability (including HIV or AIDS status) in the performance of this Contract. Contractor will ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, creed, national origin or ancestry, sex, gender identity, age, marital or domestic partner status, sexual orientation or disability (including HIV or AIDS status) or other protected class status. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; selection for training, including apprenticeship; and provision of any services or accommodations to clients or the general public.

B. Contractor will, in all solicitations or advertisements for employees placed by it or on its behalf, state it is an equal opportunity employer.

C. Contractor will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

D. Contractor agrees not to discriminate in the provision of benefits between employees with domestic partners and employees with spouses, and/or between the domestic partners and spouses of such employees, and shall comply fully with all provisions of the Agency's Nondiscrimination in Contracts Policy ("Policy"), adopted by Agency Resolution No. 175-97, as such Policy may be amended from time to time.

E. Contractor shall provide all services to the public under this Contract in facilities that are accessible to persons with disabilities as required by state and federal law and execute Attachment C, "Nondiscrimination in Contracts and Benefits Form

17. COMPLIANCE WITH SMALL BUSINESS ENTERPRISE PROGRAM

The Agency has adopted a Small Business Enterprise (“SBE”) Program, which provides first consideration in awarding contracts in the following order: (1) Project Area SBEs, (2) Local SBEs (outside an Agency Project or Survey Area, but within San Francisco), and (3) all other SBEs (outside of San Francisco). Non-local SBEs should be used to satisfy participation goals only if Project Area SBEs or Local SBEs are not available, qualified, or if their bids or fees are significantly higher than those of non-local SBEs. (See SBE Agreement, Attachment D). Contractor shall make good faith efforts to achieve the goals of the SBE Program, which are 50% SBE participation for professional, personal services, and construction contracts. SBEs must be certified with the Agency. If Contractor intends to utilize subcontractors/subconsultants in the provision of services, it must consult with the Agency’s Contract Compliance Division and comply with all the provisions of the Small Business Enterprise Agreement.

18. COMPLIANCE WITH MINIMUM COMPENSATION POLICY AND HEALTH CARE ACCOUNTABILITY POLICY

Contractor agrees, as of the date of this Contract and during the term of this Contract, to comply with the provisions of the Agency’s Minimum Compensation Policy and Health Care Accountability Policy (the “Policies”), adopted by Agency Resolution 168-2001, as such policies may be amended from time to time. Such compliance includes providing all “Covered Employees,” as defined under Section 2.7 of the Policies, a minimum level of compensation and offering health plan benefits to such employees or to make payments to the City and County of San Francisco’s Department of Public Health, or to participate in a health benefits program developed by the City and County of San Francisco’s Director of Health.

19. TERMINATION

The Agency may terminate this Contract at any time without cause upon written Notice of Termination to the Contractor; provided, however, that in the event of such termination, the Agency shall compensate the Contractor for work completed to the satisfaction of the Agency as of the date of such notice or the date of termination specified in and directed by such notice.

20. MISCELLANEOUS PROVISIONS

A. Notices

All notices, demands, consents or approvals required under this Contract shall be in writing and shall be deemed given when delivered personally or by facsimile transmission or three (3) business days after being deposited in the U.S. Mail, first class postage prepaid, return receipt requested, addressed as follows:

If to the Agency: San Francisco Redevelopment Agency
One South Van Ness Avenue, Fifth Floor
San Francisco, CA 94103
Attention: Executive Director

If to Contractor: **[name]**
[mailing address]
Attention: **[contact]**

or to such other addresses as the parties may designate by notice as set forth above.

B. Time of Performance

- (1) Time is of the essence in the performance of all the terms and conditions of this Contract.
- (2) All performance and cure periods expire at 5 p.m., San Francisco, California time, on the applicable date.
- (3) A performance or cure date which otherwise would be a Saturday, Sunday or Agency holiday shall be extended to the next Agency working day.

C. Successors and Assigns

This Contract shall be binding upon and inure to the benefit of the successors and assigns of the Agency and the Contractor. Where the term "Contractor" or "Agency" is used in this Contract, it shall mean and include their respective successors and assigns; provided, however, that the Agency shall have no obligation under this Contract to, nor shall any benefit of this Contract accrue to, any unapproved successor or assign of Contractor where Agency approval of a successor or assign is required by this Contract.

D. Modification, Waiver and Amendment

Any modification, waiver or amendment of any of the provisions of this Contract must be in writing and signed by both the Agency and Contractor.

E. Entire Contract

This Contract represents the complete agreement between the parties as to the matters described herein, and there are no oral understandings between Contractor and the Agency affecting this Contract not set forth herein. This Contract supersedes all previous negotiations, arrangements, agreements and understandings between Contractor and the Agency with respect to the subject matter hereof.

F. Severability

If any provision of this Contract shall be determined to be illegal or unenforceable, such determination shall not affect any other provision and all such other provisions shall remain in full force and effect.

G. Governing Law

This Contract shall be governed by the laws of the State of California. It is the responsibility of Contractor to be informed of local, state and federal laws and requirements applicable to this Contract and to perform all work in compliance with those laws and requirements.

H. Headings

Titles of parts or sections of this Contract are inserted for convenience only and shall be disregarded in construing or interpreting its provisions.

I. Attorneys' Fees

In any action or proceeding arising out of this Contract, the prevailing party shall be entitled to reasonable attorneys' fees and costs.

J. Authority

The undersigned represents and warrants that he or she has full power and authority to enter into this Contract and to bind the Contractor in accordance with its terms.

K. Designated Representative

The initial designated representative for the Agency for this Contract is
_____. The initial Contractor designated representative for this Contract is
_____.

IN WITNESS WHEREOF the Agency and Contractor have executed this Contract as of the date first above written.

[CONTRACTOR]

By: _____
[Signatory]
[Title]
Federal Tax Identification No. _____

REDEVELOPMENT AGENCY OF THE CITY
AND COUNTY OF SAN FRANCISCO, a public
body, corporate and politic

By: _____
Amy Lee
Deputy Executive Director,
Finance and Administration

APPROVED AS TO FORM:

By: _____
James B. Morales
Agency General Counsel

[Include this section only if using CDBG funds]

SECTION 3 CLAUSE

Section 3 Clause (12 U.S.C. 1701u) (24 CFR Part 135)

A. The work to be performed under this Contract is on a project assisted under a program providing direct Federal financial assistance from the U.S. Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that, to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the area of the Section 3 covered project, and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the Section 3 covered project.

B. The parties to this Contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of the Department of Housing and Urban Development set forth in 24 CFR Part 135, and all applicable rules and orders of the Department of Housing and Urban Development issued thereunder prior to the execution of this Contract. The parties to this Contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.

C. The Contractor will send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

D. The Contractor will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of the Department of Housing and Urban Development, 24 CFR Part 135. The Contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

E. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Part 135, and all applicable rules and orders of the Department of Housing and Urban Development issued thereunder prior to the execution of the Contract, shall be a condition of the Federal financial assistance provided under this Contract and shall be binding upon Contractor, its successors and assigns. Failure to fulfill these requirements shall subject the Contractor, its subcontractors, successors and assigns to those sanctions specified by 24 CFR Part 135.

PLEASE LEAVE AT SFRA

**Attachment #8
RFQ/RFP REGISTRATION FORM**

**Seeking Operator for the International African
Marketplace (IAM) Event:
Hunters Point Shipyard Redevelopment Project Area**

Name of Organization:

Address:

Contact Person:

Phone:

Fax:

E-mail:

ATTACHMENT #9 SUBMISSION CHECKLIST SHEET

If your organization is a not-for-profit, please submit the following information otherwise your submission will not be considered:

- ☐ IRS Letter of Determination of Non-Profit Status
- ☐ Executive Director's Resume and Resumes of Key Individuals
- ☐ Organizational History & Information
- ☐ References (3)
- ☐ Board of Directors List (List should include titles, contact information, and affiliations)
- ☐ Organization's Budget for the past three (3) years

OR If your organization is a for-profit entity, please submit the following information otherwise your submission will not be considered:

- ☐ Business License
- ☐ Tax Returns for the past three (3) years
- ☐ Budget for the past three (3) years
- ☐ Resumes of Owner/Principal and Key Individuals
- ☐ References (3)

Proposals must contain **ALL** of the following information otherwise your submission will not be considered:

Written Proposal

- ☐ Narrative
- ☐ Budget and Financing Plan
- ☐ References

Agency Contract Compliance Attachments

- ☐ Attachment #1: Small Business Enterprise Agreement
- ☐ Attachment #2: Declaration of Nondiscrimination in Contracts and Benefits and Instructions
- ☐ Attachment #2a: Declaration of Nondiscrimination in Contracts and Benefits Instructions
- ☐ Attachment #3: Minimum Compensation Policy Declaration
- ☐ Attachment #4: Health Care Accountability Policy (HCAP) Declaration
- ☐ Attachment #5: Disclosure Questions
- ☐ Attachment #6: Statement of Compliance with Agency Policies & Certification of Applicant
- ☐ Attachment #8: RFP Registration Form
- ☐ Attachment #9: Submission Checklist Sheet