

RESOLUTION NO. 158-2008

Adopted December 16, 2008

AUTHORIZING A FIRST AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH PBS&J, THE SUCCESSOR TO EIP ASSOCIATES, TO ADD ENVIRONMENTAL REVIEW TASKS TO THE SCOPE OF SERVICES AND INCREASE THE BUDGET BY AN AMOUNT NOT TO EXCEED \$1,237,700 FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$1,937,700 FOR COMPLETION OF ENVIRONMENTAL REVIEW FOR THE COMBINED HUNTERS POINT SHIPYARD / CANDLESTICK DEVELOPMENT PROJECT AND REDEVELOPMENT PLAN AMENDMENTS; BAYVIEW HUNTERS POINT AND HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREAS

BASIS FOR RESOLUTION

1. On May 1, 2007, the Agency Commission adopted Resolution No. 40-2007, and thereby endorsed the Conceptual Framework that set forth goals and principles that would govern the proposed integrated redevelopment of the Candlestick Point Node of the Bayview Hunters Point Redevelopment Project Area ("Candlestick Point") and second phase of the Hunters Point Shipyard Redevelopment Project Area ("Shipyard"), including the possible development of a new stadium for the 49ers (the combined Hunters Point Shipyard / Candlestick Development Project).
2. As stated in the Agency Resolution, the Conceptual Framework proposed approximately 2,000 new housing units and a new retail town center on the Shipyard, along with permanent space for the existing artist community, up to 2,000,000 square feet of research and development space, a professional football stadium, and over 100 acres of waterfront park land. Proposed uses at Candlestick Point included approximately 6,500 new housing units, a mix of visitor and neighborhood-serving retail and other commercial uses, as well as renovation of the Candlestick Point State Recreation Area. The project also included the rebuilding of the San Francisco Housing Authority's Alice Griffith public housing.
3. On June 5, 2007, the Agency Commission adopted Resolution No. 54-2007, authorizing the Executive Director to negotiate and enter into a Personal Services Contract ("Contract") with EIP/PBS&J, a Florida corporation (hereinafter "PBS&J"), for an amount not to exceed \$700,000 for environmental review of the combined Hunters Point Shipyard / Candlestick Development Project and amendments to the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans. Following the Agency Commission's action, the Executive Director and PBS&J entered into the Contract and PBS&J commenced environmental review pursuant to the California Environmental Quality Act ("CEQA").

4. The main deliverable under the Contract is the completion of an Environmental Impact Report ("EIR"), which serves as a project-level EIR for the proposed combined development project and a program-level EIR for the proposed redevelopment plan amendments and proposed Planning Department rezoning of the Candlestick Point and Hunters Point Shoreline areas in Bayview Hunters Point. The proposed amendments to the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans would accommodate the combined development project and add the Hunters Point Shoreline area as Area C to the Bayview Hunters Point Redevelopment Project Area.
5. PBS&J has been working with Agency and Planning Department staff on the EIR and has completed draft technical studies on biological resources, hazardous materials, and historical resources. Working with Agency, Planning Department, and San Francisco County Transportation Authority staff, PBS&J has substantially completed transportation modeling of the proposed project. PBS&J has also completed multiple drafts of a comprehensive EIR project description in response to relevant issues that have been identified.
6. Agency and Planning Department staff, working with the Mayor's Office, have identified a number of additional tasks that are necessary to adequately complete the environmental review, including an analysis of windsurfing off Candlestick Point and evaluations of greenhouse gases and sea-level rise. Agency and Mayor's Office staff have also identified the need to prepare environmental analysis sections for use by the U.S. Department of the Navy and the California Department of Parks and Recreation. These additional tasks are not within the scope of the Contract. Further, additional funds are needed to complete work on the EIR through certification by the Agency Commission and Planning Commission, as most of the current funds have been expended on tasks completed to date.
7. PBS&J has been working with Agency Contract Compliance staff and is complying with the Agency's Equal Opportunity Program. PBS&J has the following subconsultants, including Agency-certified Minority-owned Business Enterprises and Woman-owned Business Enterprises: LCW Consulting (WBE), CHS Consulting (MBE), Pittman & Associates (MBE), Mundie & Associates (WBE), Baseline, Circa Historic Property (WBE), Archaeological Resources Technologies (WBE), Geotechnical Consultants (MBE), Environ, Donald Ballanti, CADP, Inc., and Clement Designs (WBE).
8. PBS&J is also working with Contract Compliance staff on hiring trainees, in fulfillment of the trainee hiring goal for architects, designers and other professional services consultants in the Agency's Small Business Enterprise Agreement. Currently, PBS&J is seeking to hire four trainees from the Bayview Hunters Point Redevelopment Project Area.
9. Agency staff is recommending a First Amendment to the Contract ("First Amendment") to add environmental review tasks to the scope of services and increase the budget by an amount not to exceed \$1,237,700 for a total aggregate amount not to exceed \$1,937,700 for completion of environmental review of the proposed project and for redevelopment plan amendments.

10. The First Amendment was discussed at the December 8, 2008 meetings of the Hunters Point Shipyard Citizens Advisory Committee and the Bayview Hunters Point Project Area Committee.
11. The First Amendment to provide environmental review of the combined development project and the amendments to the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans are statutorily exempt from environmental review pursuant to Section 15262 of the State CEQA Guidelines (Feasibility and Planning Studies), because the First Amendment is only for the provision of technical environmental review services.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to execute a First Amendment to the Personal Services Contract with PBS&J, substantially in the form lodged with the Agency General Counsel, to add environmental review tasks to the scope of services and increase the budget by an amount not to exceed \$1,237,700 for a total aggregate amount not to exceed \$1,937,700 for completion of environmental review for the combined Hunters Point Shipyard / Candlestick Development Project and Redevelopment Plan Amendments.

APPROVED AS TO FORM:



James B. Morales
Agency General Counsel

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