

RESOLUTION NO. 5-2013
Adopted March 19, 2013

AUTHORIZING A FIRST AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH TWIN III BUILDING MAINTENANCE COMPANY, A SOLE PROPRIETORSHIP, THAT EXTENDS THE TERM BY 12 MONTHS AND INCREASES THE AMOUNT BY \$36,048 FOR AN AGGREGATE CONTRACT AMOUNT NOT TO EXCEED \$333,070 TO PROVIDE CLEANING, MAINTENANCE AND ROVING SITE INSPECTION SERVICES ON AN AS-NEEDED BASIS FOR ONE PROPERTY OWNED BY THE SUCCESSOR AGENCY AND ONE PROPERTY OWNED BY THE CITY AND COUNTY OF SAN FRANCISCO

WHEREAS, The Office of Community Investment and Infrastructure (the "OCII" or "Successor Agency"), the Successor Agency to the Redevelopment Agency of the City and County of San Francisco (the "RDA"), currently contracts with a property management firm to maintain two properties in the former Hunters Point Redevelopment Project Area. One of these properties is Shoreview Park, a half-acre park with a children's play area, and the other property is a vacant 50,000-square-foot property slated for future affordable housing.

WHEREAS, Shoreview Park is owned by the OCII, and the affordable housing site was owned by the RDA and has been transferred to the City and County of San Francisco (the "City").

WHEREAS, Twin III Building Maintenance Company, a sole proprietorship ("Twin III"), has been maintaining these two properties for the OCII and the City for the last three years under a Personal Services Contract (the "PSC"). The PSC with Twin III expires on March 31, 2013, and staff desires to extend it for one year to March 31, 2014.

WHEREAS, OCII desires to extend the PSC so that Shoreview Park can be maintained until a disposition and/or retention plan can be implemented pursuant to the long-range property management plan that is required by Redevelopment Dissolution Law and that will be submitted to the OCII Commission, the Oversight Board, and the State Department of Finance ("DOF") (the "Property Management Plan"). In the Property Management Plan, OCII must identify its real property for one of the following uses: governmental use, future development, fulfillment of an enforceable obligation, or sale of the property. Redevelopment Dissolution Law requires the Oversight Board and DOF to approve the Property Management Plan and imposes other conditions on the assets if the plan is approved.

WHEREAS, Pending the approval of the Property Management Plan, OCII has the obligation to maintain Shoreview Park. In addition, the maintenance of this property is part of the "winding down" of redevelopment agencies that is allowed under Redevelopment Dissolution Law. Section 34177.3 (b) of the California Health and Safety Code states that: "Successor agencies may create enforceable

obligations to conduct the work of winding down the redevelopment agency, including hiring staff, acquiring necessary professional administrative services and legal counsel, and procuring insurance.” The proposed First Amendment would create a new enforceable obligation that would ensure the property maintenance of Shoreview Park until the OCII’s DOF-approved Property Management Plan can be implemented.

WHEREAS, The City also desires to extend the PSC to give the City time to develop a long-term plan for the property management and development of the affordable housing site, commonly called the “Whitney Young/Hudson” site.

WHEREAS, The cost of the 12-month extension would be \$36,048. That figure includes \$15,300 to maintain Shoreview Park, and \$20,748 to maintain the “Whitney Young/Hudson” site. The cost to maintain Shoreview Park will be paid by OCII from tax increment reserve balances from the Bayview-Hunters Point Redevelopment Project Area, as approved by the Successor Agency’s Oversight Board in the Recognized Obligation Payment Schedule for the first half of fiscal year 2013-14. The cost to maintain the Whitney Young/Hudson site will be paid by the City with property management funds.

WHEREAS, Authorization of the First Amendment will facilitate the cleaning, maintenance and roving site inspection services on an as-needed basis for these two properties. The activities under the proposed First Amendment are categorically exempt from CEQA pursuant to CEQA Guidelines Sections 15301(h) and 15061(b)(3). The activities would not directly cause any significant adverse change in the physical environment.

WHEREAS, Staff recommends approval of the proposed First Amendment to the PSC with Twin III to extend the term by 12 months to March 31, 2014 at a cost of \$36,048 to maintain Shoreview Park and the Whitney Young/Hudson site.

RESOLVED, that the Executive Director of the Office of Community Investment and Infrastructure is authorized to execute a First Amendment to the Personal Services Contract with Twin III Building Maintenance Company, a sole proprietorship, that extends the term by 12 months and increases the amount by \$36,048 for an aggregate contract amount not to exceed \$333,070 to provide cleaning, maintenance and roving site inspection services on an as-needed basis for one property owned by the Successor Agency and one property owned by the City and County of San Francisco, substantially in the form approved by the City Attorney acting as counsel to the Successor Agency.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of March 19, 2013.



Commission Secretary