



office of

COMMUNITY INVESTMENT
and INFRASTRUCTURE

450-0332016-002

Agenda Item No. **5(d)**
Meeting of May 17, 2016

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Tiffany Bohee, Executive Director

SUBJECT: Authorizing the Executive Director to execute the Sixth Amendment to Grant Agreement No. 07-49-05947 and the Fourth Amendment to Grant Agreement No. 07-49-06113 from the U.S. Department of Commerce's Economic Development Administration for implementation of an Arts and Technology District in the Hunters Point Shipyard Redevelopment Area; Hunters Point Shipyard Project Area

EXECUTIVE SUMMARY

The former San Francisco Redevelopment Agency ("SFRA") received grant funding from the U.S. Department of Commerce's Economic Development Administration ("EDA") for projects at the Hunters Point Shipyard ("Shipyard"). Grant Agreement No. 07-49-05947 ("EDA Grant #4") was entered into by SFRA in 2006 and Grant Agreement No. 07-49-06113 ("EDA Grant #5") was entered into by SFRA in 2007 (together, the "Grants").

Edwin M. Lee
MAYOR

Tiffany Bohee
EXECUTIVE DIRECTOR

Mara Rosales
CHAIR

Miguel Bustos
Marilyn Mondejar
Leah Pimentel
Darshan Singh
COMMISSIONERS

The Grants must be used for planning activities, the development of architecture/engineering documents, and improvements to the open space and buildings in the "Arts and Technology District" on the Shipyard (see Attachment A: General Map of the Shipyard Arts and Technology District). Each grant requires a 10 percent local match of funds ("Local Match").

The Grants total aggregate amount is \$9,288,890, including the required Local Match of \$928,889. Approximately 50% of the Grants funding has been used to date so that the remaining funding available is \$2,169,723 for EDA Grant #4 and \$2,986,003 for EDA Grant #5 for a total of \$5,155,727. On April 17, 2016, the EDA approved an extension of the expiration date for the Grants from September 30, 2015 to March 30, 2018.

OCII's plans to use the Grants for rehabilitation of Building 813, located on Navy Parcel D-2 in the Arts and Technology District, have been shelved due to significant delays in Navy transfer of the

One S. Van Ness Ave.
5th Floor
San Francisco, CA
94103

415 749 2400

www.sfocii.org

property and construction of required infrastructure to serve the building. Capital improvements to Building 813 could not be completed in a timely enough manner to satisfy grant deadlines. Therefore, the EDA grant amendments also approve reallocation of funds for capital improvements from Building 813 to Building 101.

Located on Parcel A of the Hunters Point Shipyard, Building 101 is a two-story office building built in 1947 that currently houses 151 artist's studios. For decades, local artists have occupied the building as a location for their arts studios, an activity which local, state and federal stakeholders have collectively agreed to preserve and incorporate into the Shipyard Redevelopment Plan and the planned Shipyard Arts and Technology District. The approximately 121,000 square foot wood-framed structure does not have a modern fire alarm system, fire rated corridors, nor a fire sprinkler system. The building is not fully accessible and is subject to deferred maintenance.

In 2009, SFRA completed an assessment that estimated at least \$10 million was needed to complete all required capital improvements to Building 101. Some improvements, including hazardous material abatement, replacement of doors and windows, and exterior painting, were completed in 2009-2010 using \$2.3 million from a previous EDA grant. The proposed use of the \$5,155,727 remaining from EDA Grants #4 and #5 is to continue high-priority capital improvements including fire alarm and sprinkler system upgrades; accessibility and life safety improvements; and renovation to reconfigure the existing auditorium space into a multi-purpose room. The feasibility of completing additional items with remaining funding will be determined during construction based on budget availability. The scope of work, including design, engineering, approvals and construction, is expected to take approximately 18 months to complete.

Building 101 is currently owned by OCII. Under an interim lease agreement, Lennar serves as landlord for the entire Shipyard, and in turn subleases Building 101 to The Point, an organization with strong ties to the Shipyard artists' community that currently acts as property manager. In accordance with Dissolution Law, however, OCII must dispose of its assets in a manner consistent with its Long Range Property Management Plan ("PMP") which mandates Building 101's transfer to the City and County of San Francisco ("City") after completion of the surrounding infrastructure and public improvements. To this end, OCII staff is negotiating a Memorandum of Understanding ("MOU") with San Francisco Public Works ("Public Works") to provide design and construction support services for the high-priority capital improvements to Building 101. In anticipation of future City ownership, Public Works, as the City department responsible for designing, building, operating, maintaining, and improving City infrastructure and facilities, has agreed to coordinate the improvements. Staff anticipates returning to the Commission in early summer to request approval of the MOU.

Staff recommends approval of the continued acceptance of grant funds from the EDA, and approval of a Sixth Amendment to grant agreement No. 07-49-05947 and a Fourth Amendment to grant agreement No. 07-49-06113, extending the term of each agreement by two years (to March 30, 2018) and reallocating grant funds from Building 813 to Building 101.

BACKGROUND

The goals of EDA construction grants are to enhance regional competitiveness and promote long-term economic development in regions experiencing substantial economic distress. Grants can be used to revitalize, expand and upgrade existing physical infrastructure to attract new industry, encourage business expansion,

diversify local economies, and generate or retain long-term private sector jobs and investment. Beginning in 2003, the SFRA, and now OCII, received five EDA grant awards totaling approximately \$15.5 million, with the majority of funds targeting the Shipyard's Arts and Technology District (further described below). The work under EDA Grants #1, #2 and #3 has been completed. Work under EDA Grants #4 and #5 is still ongoing.

GRANT NUMBER AND DESCRIPTION	AMOUNT
1. (COMPLETE) Demolition/deconstruction of Parcel A buildings	\$1,478,000
2. (COMPLETE) Arts & Technology District: Partial renovation of Building 101 (design and construction)	\$2,371,000
3. (COMPLETE) Arts & Technology District: Community Facilities Demonstration building (design and construction)	\$2,351,250
4. Arts & Technology District: Building 813 design studies, Building 101 improvements	\$4,222,223
5. Arts & Technology District: Shipyard Public Art, Building 101 improvements, and Community Facilities Demonstration building tenant improvements	\$5,066,667
TOTAL	\$15,489,140

Shipyard Arts and Technology District

The retention of artists and the arts in the future of the Shipyard has been prioritized by a variety of local, state and federal stakeholders over decades of planning efforts related to the Shipyard. Attraction of innovation industries has also been viewed as a means to anchor the Shipyard in a manner that complements the arts. Several documents, including the Shipyard Redevelopment Plan and the Candlestick Point and Phase 2 of the Hunters Point Shipyard Disposition and Development Agreement ("Phase 2 DDA"), capture and embrace the vision of an Arts and Technology District as an important element of the Shipyard's redevelopment with the conceptual goal of the District being to attract important job-producing and innovation-driven growth industries in the arts, creative, and science/technology sectors.

At the core of the Shipyard Arts and Technology District is the Shipyard Arts Complex, a key element of which is retention of the existing artist community, which has been occupying various buildings on the Shipyard since the mid-1970s. The Shipyard Arts Complex will consist of: (1) Building 101, an existing building with approximately 150 artist studios to be renovated; (2) Building 102, a new 90,000 square foot arts building to be constructed with approximately 130 replacement studios for artists to relocate from their current buildings on Navy Parcel B; (3) a newly-constructed commercial kitchen (nearing completion); and (4) improved land for a future arts center. Currently dispersed among seven buildings, the plan for the future Shipyard Arts Complex is to consolidate all 300 artists into two adjacent buildings (Buildings 101 and 102) at the geographic center of the Shipyard.

The new Shipyard Arts Complex will be the creative center of the Shipyard and will be complemented with galleries, retail, and other arts-related uses in the mixed-use center known in the Hunters Point Shipyard Phase 2 Design for Development ("D4D") as the Shipyard Village Center. The broader Shipyard Arts and Technology

District is planned to contain up to three million square feet of office and research and development ("R&D") space. Together, the Shipyard Arts Complex and surrounding office and R&D are designed to create a thriving arts-driven economic center that generates employment opportunities, stimulates local economic growth, and fulfills the promise of decades of redevelopment planning efforts.

Grant History: 2012 Grant Amendments and Continued Acceptance

At the time of dissolution of redevelopment agencies in California in 2012, the former SFRA had two active grants which were carried over to OCII: EDA Grants #4 and #5 ("the Grants"). In accordance with Dissolution Law and Section 34180(e) of the California Health and Safety Code, grants requiring a Successor Agency to provide a Local Match must obtain Oversight Board approval of continued acceptance. In January 2016, the Oversight Board approved a resolution allowing for further extension of the Grants deadlines and continued acceptance of the Grants by OCII, pending Commission approval. Similarly, the EDA agreed in April 2016 to extend both grant expiration dates through March 30, 2018, and approved an amendment of the scope of work for the Grants (see Attachments B and C):

1. EDA Grant #4: Grant Award No. 07-49-05947 (award date September 21, 2006)

Federal Share: \$3,800,000; Recipient Share: \$422,223 for a Total Estimated Cost of \$4,222,223 (90% grant rate)

Original scope	Earlier amended scope	Current scope
Preliminary feasibility study for Arts District Buildings 101, 808, and 813	Preliminary feasibility study for Arts District Building 813	Complete Building 101, including the interior of Building 101's artist spaces

2. EDA Grant #5: Grant Award No. 07-49-06113 (award date September 20, 2007)

Federal Share: \$4,560,000; Recipient Share: \$506,667 for a Total Estimated Cost of \$5,066,667 (90% grant rate)

Original scope	Earlier amended scope	Current scope
Complete master plan and construction for the Arts and Technology District	Original scope of work, plus Building 813 improvements	A Cultural Historic Recognition Program, Community Facilities Demonstration Project, and Building 101 improvements, including renovation and improvements to the auditorium and lounge; upgrading and/or replacing life and fire safety systems, electrical panels and lighting, and bathrooms for greater accessibility and usability; increasing the efficiency and performance of the building envelope; installing exterior hardscape and softscape and furniture elements; and other related improvements identified in the design process.

As illustrated above, the scope of work for EDA Grants #4 and #5 was amended to allow for additional renovation of Building 101 consistent with the grant description (see Attachments B and C for the Sixth Amendment to EDA Grant 07-49-05947 and Fourth Amendment to EDA Grant 07-49-06113, respectively).

DISCUSSION

Current Amendments and Continued Acceptance

Since 2012, OCII has accomplished several major project milestones, such as completing the Community Facilities Demonstration Building at 451 Galvez Avenue and installing the Shipyard Public Art. However, the rehabilitation planned for Building 813 did not take place due to significant delays in the Navy's transfer of Parcel D-2. According to the current development phasing schedule for the Shipyard, the infrastructure serving Building 813 will still not be completed for several years. As a result, OCII contacted the EDA to request a redirection of remaining EDA funds (\$2,169,723 from EDA #4 and \$2,986,003 from EDA #5) from Building 813 to Building 101. Building 101 has been in OCII ownership since 2005 and is in need of renovation (as described in greater detail below). OCII also requested a two-year extension of the grant deadlines to allow for completion of Building 101 improvements by March 30, 2018. The request for both grant amendments was submitted by OCII in July 2015 and approved by the EDA in April 2016.

Building 101

Building 101 is a 121,000 square-foot, two-story wood-framed building constructed in 1947 that is located within Parcel A of the Shipyard. The building has been occupied by artists since the mid-1970s and is currently in need of significant repairs and upgrades.

Building 101 is the current hub of the artist community on the Shipyard, with approximately half of the 300 artists that work on the Shipyard renting studios within Building 101. The building is located in the center of the future Shipyard Arts Complex which is at the heart of (and will help to define the enduring character of) the Shipyard Arts and Technology District. Thus, the renovation of Building 101 is a critical component of the OCII strategy to establish the Shipyard Arts and Technology District as a destination that can attract cultural visitors to the Shipyard and engage residents and businesses in the production, sale, and promotion of art.

In 2009, OCII hired a property management consultant to evaluate the condition of Building 101 and provide a cost estimate for needed repairs and upgrades. The resulting Asset Reserve Analysis estimated that, over time, investments in excess of \$10 million would be needed to restore Building 101. In response, OCII allocated the entire \$2,371,000 of EDA Grant #2 to design and construction work in furtherance of Building 101's partial rehabilitation, which included hazardous materials abatement and stabilization, replacement of exterior doors and windows, and painting of the building exterior, which was completed in fall 2010.

In order to continue addressing the rehabilitation of Building 101, OCII is proposing to use the remaining \$5 million of EDA grant funds for Building 101 fire alarm and sprinkler system installation, life safety and accessibility improvements, and upgrades to common use areas. The feasibility of completing any additional scope items with remaining Grants funding will be determined during construction. The scope of work, including design, engineering, approvals and construction, is expected to take approximately 18 months to complete.

Collaboration with Public Works

As a result of the dissolution of redevelopment agencies in California, OCII must dispose of its assets in accordance with its approved Long Range Property Management Plan ("PMP"). The PMP mandates that Building 101 be transferred to the City and County of San Francisco in order to ensure continued affordability of the Shipyard artist studios as required by the Phase 2 DDA. The transfer is slated to occur after the surrounding infrastructure and vertical development has been completed, in approximately 10 years. In anticipation of Building 101's transfer to the City, OCII is proposing to collaborate with Public Works to oversee Building 101 improvements. This will ensure that Public Works is familiar with the building and its remaining capital needs once it transfers to the City. Staff anticipates returning to the Commission in the coming weeks to request approval of the MOU.

Workforce Hiring and Small Business Utilization Goals

The draft MOU provides the workforce hiring and small business utilization goals for the renovation of Building 101. Per the terms of the Grants, OCII is responsible for ensuring compliance with all relevant terms and conditions of the EDA Grants. Therefore, Public Works must adhere to the requirements of the EDA Grants that all work performed must comply with the EDA's workforce hiring requirements for minority and female participation ("Affirmative Action Requirements"). These Affirmative Action Requirements, among other relevant provisions of the EDA Grants, will be included as attachments to the draft MOU and can otherwise be found at 13 CFR Chapter III. In addition, Public Works has agreed to adopt OCII's Small Business Enterprise ("SBE") Program goals for the Building 101 renovation which establishes a 50% goal for participation of small businesses in all work funded under the MOU.

In practice, OCII and Public Works will enforce the EDA requirements on the Building 101 renovation by harmonizing these requirements to the greatest extent possible with OCII's equal opportunity program. In summary, the EDA requires a contractor to: (1) comply with Davis-Bacon prevailing wage labor standards; (2) exercise affirmative action to ensure equal employment opportunities with goals for minority and female participation on construction work of 25.6% and 6.9%, respectively; and (3) take affirmative steps to contract with small-, minority- and women-owned businesses. Consistent with these requirements, OCII and Public Works will enforce Davis-Bacon requirements along with OCII's labor standards and the OCII SBE Program, but will not implement a 50% local construction workforce requirement, to avoid federal prohibitions on geographic preferences.

All other aspects of the workforce program, such as referrals and monitoring, will be implemented to ensure the minority and female participation goals are met. Where the EDA requirements and OCII requirements conflict, the EDA requirements will govern. This approach has proven successful on a previous EDA-funded project of approximately \$1.7 million on Building 101, on which SBE achievement was 80%, and the minority and female workforce participation was 56% and 2%, respectively. In addition, while not a requirement, local workforce participation on that construction project was 51% and Bayview Hunters Point workforce participation was 20%.

Use Restrictions

EDA requires a Covenant of Purpose, Use and Ownership ("Covenant") for EDA funded projects. This Covenant limits OCII's ability to sell, lease, mortgage or otherwise alienate any right to, or interest in Building

101 for a period of 15 years. Additionally, OCII must also obtain written consent from EDA to use the building for any purposes other than those specified in the grant agreement. On August 26, 2009, a Covenant was recorded against Building 101 as a result of using a former EDA grant for Building 101 improvements. Given the additional EDA grant funds being allocated to Building 101, an additional 15 year Covenant will be necessary.

CITIZENS ADVISORY COMMITTEE AND COMMUNITY REVIEW

OCII staff has discussed the planned allocation of remaining EDA funds to Building 101 life/safety upgrades with both the Hunters Point Shipyard Citizens Advisory Committee ("CAC") and the Shipyard artists. CAC members support the investments and, at the October 26, 2015 CAC Executive Subcommittee meeting, encouraged staff to look into the possibility of making the building's second floor more easily accessible. In response, the scope of work for the rehabilitation of Building 101 was amended to include exploring the feasibility of adding an elevator to the building.

In 2015 and early 2016, several meetings were facilitated with the Shipyard artists to obtain input on the prioritization of, and use of the Grants to fund, further capital improvements to Building 101. Most recently, at a January 13th meeting, OCII staff presented details on the proposed building upgrades (i.e. conversion of the auditorium into a multipurpose room), working with Public Works to complete the improvements, the estimated project budget and the process for obtaining approvals from the EDA, Oversight Board and the Commission to redirect EDA funds from Building 813 to Building 101.

Building 101 artists expressed support for the project and provided positive feedback including recommendations that the feasibility of installing an elevator and improving ventilation of the vault space be evaluated, which staff has incorporated into the scope of work.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Authorizing a Sixth Amendment to grant agreement No. 07-49-05947, and a Fourth Amendment to grant agreement No. 07-49-06113, and extending the term of each grant by two years for improvements in furtherance of the Hunters Point Shipyard Arts and Technology District will provide funding for Building 101 improvements, including alterations to and rehabilitation of the existing building. These construction activities are categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15301(a) and 15301(d) as they consist of repair and maintenance of existing structures. The construction activities would not directly cause any change in the physical environment. Additionally, placing a lien on the land under Building 101 and filing related documents would not have any direct physical effects and are exempt pursuant to CEQA Guidelines Section 15061(b)(3).

STAFF RECOMMENDATION

Staff recommends approval of a Sixth Amendment to grant agreement No. 07-49-05947, and a Fourth Amendment to grant agreement No. 07-49-06113, extending the term of each agreement by two years and reallocating grant funds from Building 813 to Building 101.

(Originated by Jai Jennifer, Project Manager)



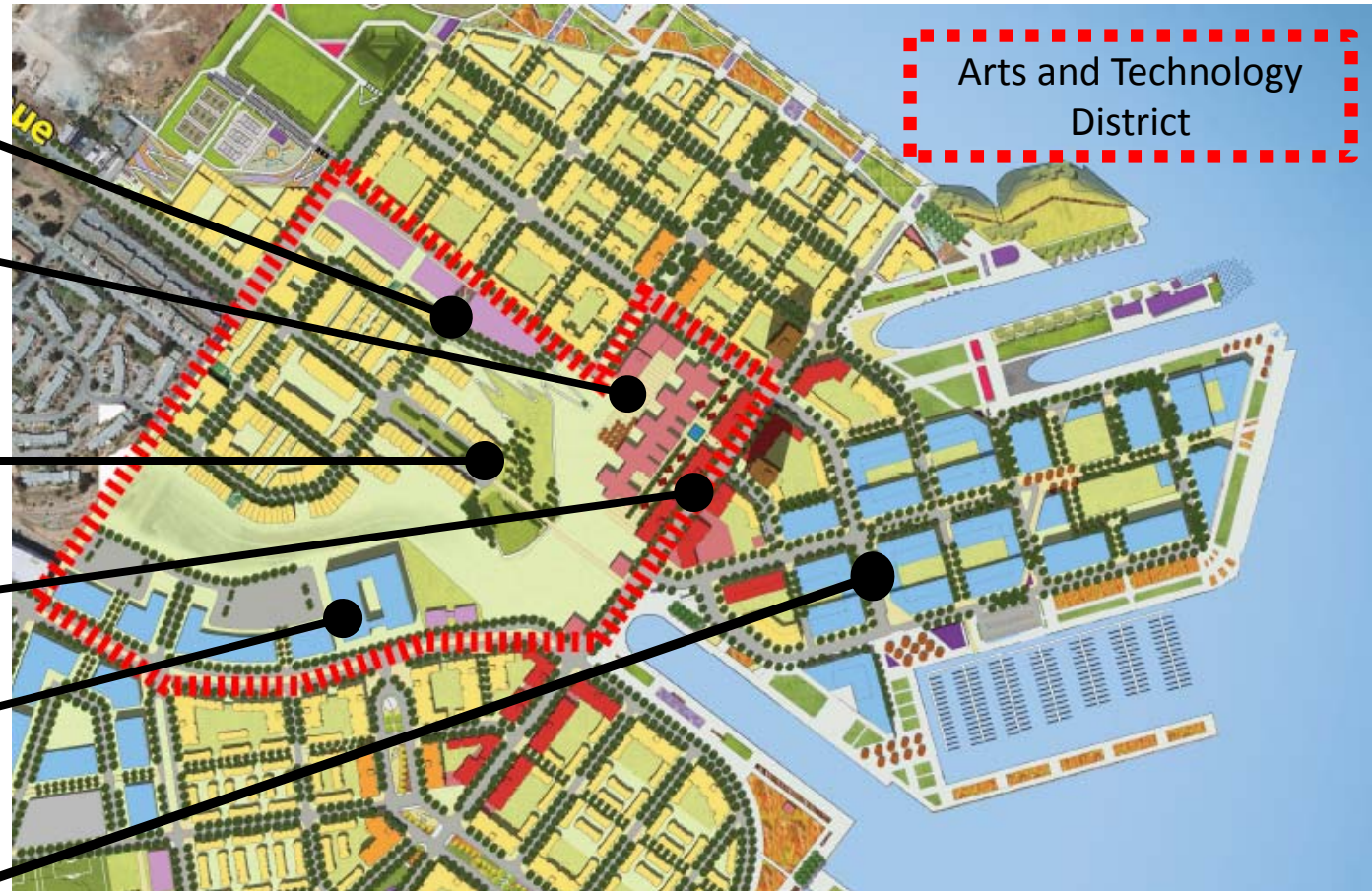
Tiffany Bohée
Executive Director

Attachment A:	General Map of the Arts and Technology District
Attachment B:	Sixth Amendment to grant agreement No. 07-49-05947
Attachment C:	Fourth Amendment to grant agreement No. 07-49-06113

ATTACHMENT A: General Map of Shipyard Arts and Technology District

Hunters Point Shipyard

- ❖ Community Facilities
- ❖ Building 101 -- New and Existing Artist Studios and Plazas
- ❖ Open Space with Public Art
- ❖ Neighborhood Retail
- ❖ Building #813
- ❖ Research and Development Commercial Campus



ATTACHMENT B

APR 17 2016



U. S. DEPARTMENT OF COMMERCE
Economic Development Administration
915 Second Avenue, Room 1890
Seattle, WA 98174
Fax: 206.220.7669
Voice: 206.220.7660

Ms. Tiffany Bohee
Executive Director
Redevelopment Agency of the
City and County of San Francisco (SFRA)
One South Van Ness Avenue, Fifth floor
San Francisco, California 94103

RE: EDA Award No. 07-49-05947, Arts District Improvements, Time Extension Amendment No. 06

Dear Ms. Bohee;

Special Condition No. 1, Project Development Time Schedule, of Exhibit "A" of the Financial Assistance Award is hereby amended to read as follows:

"The Recipient agrees to the following project development time schedule:

Completion of Construction	March 30, 2018
Submittal of Close-out Documents	April 15, 2018"

Except as amended herein, all other terms and conditions of the Financial Assistance Award remain in full force and effect.

Your agreement to Award Amendment No. 6, the above revised time schedule, should be indicated by the signature of your principal official on the enclosed "Amendment to Financial Assistance Award". Each party please sign and forward one fully executed copy to:

Regional Director, Seattle Regional Office
Economic Development Administration
Jackson Federal Building - Room 1890
915 Second Avenue, Seattle, Washington 98174.

The second copy is for your files.

Sincerely,


A. Leonard Smith
Regional Director

Copy to: Malinda Matson, EDR

Attachments (2)

☒ GRANT ☐ COOPERATIVE AGREEMENT**AMENDMENT TO
FINANCIAL ASSISTANCE AWARD**

FEDERAL AWARD ID NUMBER

07-49-05947

CFDA NO. AND NAME

11.307 Economic Adjustment Assistance

PROJECT TITLE

Arts District Improvements

RECIPIENT NAME

The Successor Agency to the Redevelopment Agency of the City and County of San Francisco, CA

AMENDMENT NUMBER

06

One South Van Ness, 5th Floor

09/21/07

CITY, STATE, ZIP CODE

San Francisco, CA 94103

EXTEND PERIOD OF PERFORMANCE TO
(IF APPLICABLE)

03/30/18

COSTS ARE REVISED AS FOLLOWS:	PREVIOUS ESTIMATED COST	ADD	DEDUCT	TOTAL ESTIMATED COST
FEDERAL SHARE OF COST	\$ 3,800,000.00	\$ 0.00	\$ 0.00	\$ 3,800,000.00
RECIPIENT SHARE OF COST	\$ 422,223.00	\$ 0.00	\$ 0.00	\$ 422,223.00
TOTAL ESTIMATED COST	\$ 4,222,223.00	\$	\$	\$ 4,222,223.00

REASON(S) FOR AMENDMENT.

Extend time to complete construction.

This Amendment Document (Form CD-451) signed by the Grants Officer constitutes an Amendment of the above-referenced Award, which may include an obligation of Federal funding. By signing this Form CD-451, the Recipient agrees to comply with the Amendment provisions checked below and attached, as well as previous provisions incorporated into the Award. If not signed and returned without modification by the Recipient within 30 days of receipt, the Grants Officer may unilaterally withdraw this Amendment offer and de-obligate any associated funds.

☒ SPECIAL AWARD CONDITION(S)☐ LINE ITEM BUDGET☐ OTHER(S):

SIGNATURE OF DEPARTMENT OF COMMERCE GRANTS OFFICER

A. Leonard Smith, Regional Director

DATE

4-17-2016

PRINTED NAME, PRINTED TITLE, AND SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL

Tiffany Bohee, Executive Director

DATE

Attachment A

**The Successor Agency to the
Redevelop Agency of the City and County
Of San Francisco, CA**

**EDA Award No. 07-49-05947
San Francisco, CA**

SPECIAL AWARD CONDITIONS

PROJECT DEVELOPMENT TIME SCHEDULE:

The Recipient agrees to the following Project development time schedule:

Completion of Construction Period	March 30, 2018
Submittal of Close-out Documents	April 15, 2018

The Recipient shall pursue diligently the development of the Project so as to ensure start of construction of the Project and construction completion within this time schedule. Moreover, the Recipient shall notify the Government in writing of any event which could delay substantially the achievement of the Project within the prescribed time limits. The Recipient further acknowledges that failure to meet the development time schedule may result in the Government's taking action to terminate the Award in accordance with the regulations set forth at 13 CFR 305.99(b) and 15 CFR 24.43 (53 Fed. Reg. 8048-9, 8102, March 11, 1988).

ATTACHMENT C



U. S. DEPARTMENT OF COMMERCE

Economic Development Administration
915 Second Avenue, Room 1890
Seattle, WA 98174
Fax: 206.220.7669
Voice: 206.220.7660

Ms. Tiffany Bohee
Executive Director
Redevelopment Agency of the
City and County of San Francisco (SFRA)
One South Van Ness Avenue, Fifth floor
San Francisco, California 94103

RE: EDA Award No. 07-49-06113, Arts District Improvements, Time Extension Amendment No. 04

Dear Ms. Bohee;

Special Condition No. 1, Project Development Time Schedule, of Exhibit "A" of the Financial Assistance Award is hereby amended to read as follows:

"The Recipient agrees to the following project development time schedule:

Completion of Construction Period
Submittal of Close-out Documents

March 30, 2018
April 15, 2018"

Except as amended herein, all other terms and conditions of the Financial Assistance Award remain in full force and effect.

Your agreement to Award Amendment No. 4, the above revised time schedule, should be indicated by the signature of your principal official on the enclosed "Amendment to Financial Assistance Award". Each party please sign and forward one fully executed copy to:

Regional Director, Seattle Regional Office
Economic Development Administration
Jackson Federal Building - Room 1890
915 Second Avenue, Seattle, Washington 98174.

The second copy is for your files.

Sincerely,

A. Leonard Smith
Regional Director

Copy to: Malinda Matson, EDR

Attachments (2)

**AMENDMENT TO
FINANCIAL ASSISTANCE AWARD**☒ GRANT ☐ COOPERATIVE AGREEMENT

FEDERAL AWARD ID NUMBER

07-49-06113

CFDA NO. AND NAME

11.307 Economic Adjustment Assistance

PROJECT TITLE

Arts District Improvements

RECIPIENT NAME

The Successor Agency to the Redevelopment Agency of the City and County of San Francisco, CA

AMENDMENT NUMBER

04

One South Van Ness, 5th Floor

09/20/07

CITY, STATE, ZIP CODE

San Francisco, CA 94103

EXTEND PERIOD OF PERFORMANCE TO
(IF APPLICABLE)

03/30/18

COSTS ARE REVISED AS FOLLOWS:	PREVIOUS ESTIMATED COST	ADD	DEDUCT	TOTAL ESTIMATED COST
FEDERAL SHARE OF COST	\$ 4,560,000.00	\$ 0.00	\$ 0.00	\$ 4,560,000.00
RECIPIENT SHARE OF COST	\$ 506,667.00	\$ 0.00	\$ 0.00	\$ 506,667.00
TOTAL ESTIMATED COST	\$ 5,066,667.00	\$	\$	\$ 5,066,667.00

REASON(S) FOR AMENDMENT.

Extend time to complete construction.

This Amendment Document (Form CD-451) signed by the Grants Officer constitutes an Amendment of the above-referenced Award, which may include an obligation of Federal funding. By signing this Form CD-451, the Recipient agrees to comply with the Amendment provisions checked below and attached, as well as previous provisions incorporated into the Award. If not signed and returned without modification by the Recipient within 30 days of receipt, the Grants Officer may unilaterally withdraw this Amendment offer and de-obligate any associated funds.

☒ SPECIAL AWARD CONDITION(S)☐ LINE ITEM BUDGET☐ OTHER(S): _____

SIGNATURE OF DEPARTMENT OF COMMERCE GRANTS OFFICER

A. Leonard Smith, Regional Director

DATE

4.17.2016

PRINTED NAME, PRINTED TITLE, AND SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL

Tiffany Bohee, Executive Director

DATE

Attachment A

**The Successor Agency to the
Redevelop Agency of the City and County
Of San Francisco, CA**

**EDA Award No. 07-49-06113
San Francisco, CA**

SPECIAL AWARD CONDITIONS

PROJECT DEVELOPMENT TIME SCHEDULE:

The Recipient agrees to the following Project development time schedule:

Completion of Construction	March 30, 2018
Submittal of Close-out Documents	April 15, 2018

The Recipient shall pursue diligently the development of the Project so as to ensure start of construction of the Project and construction completion within this time schedule. Moreover, the Recipient shall notify the Government in writing of any event which could delay substantially the achievement of the Project within the prescribed time limits. The Recipient further acknowledges that failure to meet the development time schedule may result in the Government's taking action to terminate the Award in accordance with the regulations set forth at 13 CFR 305.99(b) and 15 CFR 24.43 (53 Fed. Reg. 8048-9, 8102, March 11, 1988).