

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

RESOLUTION NO. 44-2018

AUTHORIZING A PERSONAL SERVICES CONTRACT WITH HOLLINS CONSULTING, INC., A CALIFORNIA CORPORATION, FOR INFRASTRUCTURE ENGINEERING SUPPORT SERVICES FOR ONE YEAR WITH AN OPTION FOR TWO ADDITIONAL ONE YEAR EXTENSIONS FOR AN AGGREGATE AMOUNT NOT TO EXCEED \$1,700,000 FOR PHASE 1 AND PHASE 2 OF THE HUNTERS POINT SHIPYARD; HUNTER'S POINT SHIPYARD AND BAYVIEW HUNTER'S POINT REDEVELOPMENT PROJECT AREAS

WHEREAS, The Successor Agency to the Redevelopment Agency of the City and County of San Francisco (commonly known as the Office of Community Investment and Infrastructure) (the "Successor Agency" or "OCII") is completing the enforceable obligations of the Redevelopment Agency of the City and County of San Francisco (the "Former Agency") in the Hunters Point Shipyard Redevelopment Project Area ("Project Area") under the authority of the California Community Redevelopment Law, Cal. Health & Safety Code §§ 33000 et seq., as amended by the Redevelopment Dissolution Law, Cal. Health & Safety Code §§ 34170 et seq., and under San Francisco Ordinance No. 215-12 (Oct. 4, 2012) (establishing the Successor Agency Commission and delegating to it state authority under the Redevelopment Dissolution Law); and,

WHEREAS, The Candlestick Point and the Hunters Point Shipyard ("the Project") is one of the enforceable obligations that OCII must continue to implement under the Dissolution Law. The Project covers over 500 acres at the former Hunters Point Shipyard Naval Base (the "Shipyard") and at the adjacent Candlestick Point. Development of the Shipyard has been divided into two phases. In connection with the Shipyard Phase 1 Project, the former Agency and HPS Development Co., LP ("Phase 1 Developer") entered into the Hunters Point Shipyard Phase 1 Disposition and Development Agreement, dated December 2, 2003 (the "Phase 1 DDA") by Resolution No. 179-2003. And in connection with the Candlestick Point and Shipyard Phase 2 Project, the former Agency and CP Development Co., LP ("Phase 2 Developer") entered into the Candlestick Point and Phase 2 of the Hunters Point Shipyard Disposition and Development Agreement dated June 3, 2010 (the "Phase 2 DDA") by Resolution No. 69-2010; and,

WHEREAS, The California Department of Finance finally and conclusively determined that the Phase 1 DDA, Phase 2 DDA, and other Project documents are enforceable obligations under Redevelopment Dissolution Law. Letter, S. Szalay to T. Bohee (Dec. 14, 2013); and E. Infrastructure development requires significant coordination and cooperation between the Developer, City agencies, and utility companies that operate and maintain utility systems, roadways, open spaces, and streetscapes. The Developer is required, per the DDAs, to design and construct the horizontal infrastructure improvements with respect to the standards and specifications of the different City departments having jurisdiction as well as those of the utility companies for gas, electric, and telecommunications systems, and in conformance with all prior approvals; and,

- WHEREAS, In June 2008, the voters of San Francisco approved the Bayview Jobs, Parks, and Housing Initiative (“Proposition G”). Proposition G established goals, objectives, and policies for the timely and coordinated redevelopment of Candlestick Point and Hunters Point Shipyard. On June 3, 2010, the Candlestick Point and Hunters Point Shipyard Phase 2 DDA, and other associated documents, was approved with CP Development Co., LLC acting as the developer. The Project's primary objective was the revitalizing of the Bayview Hunters Point community; and,
- WHEREAS, The Phase 2 DDA provides the Developer with the right to build approximately 10,672 housing units, 1,086,000 square feet of regional and neighborhood serving retail and entertainment uses, 270,000 square feet of hotel uses, 100,000 square feet of community uses, 255,000 square feet of artist space, and up to 4,415,000 square feet of office and research and development (R&D) space; and,
- WHEREAS, The first phase of development is governed by the Hunters Point Shipyard Phase 1 DDA. Phase 1 authorizes the development of up to 1,428 residential units and commercial uses; and,
- WHEREAS, The DDA is an enforceable obligation that requires the Office of Community Investment and Infrastructure (“OCII”), as the Successor Agency (the “Successor Agency”) to the former San Francisco Redevelopment Agency (the “Former Agency”), comply with the Design Review and Document Approval Procedure (“DRDAP”) for Infrastructure Development and the Interagency Cooperation Agreement. These reference documents require timely design review of infrastructure designs and coordinated efforts across different City and County of San Francisco departments in order to ensure the infrastructure improvements meet the project schedule; and,
- WHEREAS, Infrastructure development requires significant coordination and cooperation between the Developer, City agencies, and utility companies that operate and maintain utility systems, roadways, open spaces, and streetscapes. The Developer is required, per the DDAs, to design and construct the horizontal infrastructure improvements with respect to the standards and specifications of the different City departments having jurisdiction as well as those of the utility companies for gas, electric, and telecommunications systems, and in conformance with all prior approvals; and,
- WHEREAS, In CP/Phase 2, the Developer is currently undertaking the preparation of various phases of the development for final mapping. These phases will include housing projects (market rate and affordable units) and various commercial developments. The final maps for these phases will require extensive utility design, mapping, and outfall designs in order to accommodate the proposed phase developments; and,
- WHEREAS, OCII meets the requirements of the DRDAP primarily through contract with the San Francisco Department of Public Works (“DPW”) leading this portion of the project. This is a customary role for DPW as the lead department for processing of permits needed to construct the infrastructure improvements; and,

WHEREAS, DPW organizes its project delivery team with a core project management staff supplemented by consultants, providing on-call technical support to the DPW project managers. This organization has proven successful in the delivery of other major approved development projects in San Francisco; and,

WHEREAS, Contractor has demonstrated with their previous engineering and technical services experience, through their RFP response and through an OCII interview that they are capable of performing the services listed in the RFP Scope of Work; and,

WHEREAS, The fees and expenses authorized under the Contract have been, and will be, reimbursable from the Phase 1 and Phase 2 Developer under the DDAs, the Contract are in furtherance of, and are necessary to complete OCII obligations under the DDAs. The Contract is shown on line HPSY 381 of the Recognized Obligation Payment Schedule (“ROPS”), which has been approved by the Department of Finance and will be included on each successive ROPS until expiration or termination of the Contract; therefore, be it resolved,

RESOLVED That this Commission approves and authorizes the Executive Director to execute the Contract, substantially in the form on file with the Secretary of this Commission, with Hollins Consulting, Inc. of San Francisco, California for a one-year term for the period January 1, 2019 through December 31, 2019, for an estimated total of \$500,000 to provide infrastructure engineering support services; and, be it further

RESOLVED That this Commission authorizes the Executive Director to:
(1) Exercise up to two one-year option terms for an aggregate total not to exceed \$1,200,000, if in the best interest of OCII; and, be it further

RESOLVED That this Commission authorizes the Executive Director to take such other actions as may be necessary or appropriate, in consultation with the Agency Counsel, to effectuate the purpose or intent of this resolution.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of December 18, 2018.

Commission Secretary